

Heldenfels, Leane

From: Phyllis Patek <~~ppatek@heldenfels.com~~>
Sent: Monday, January 19, 2015 8:28 PM
To: Heldenfels, Leane
Subject: Re: Go to BOA 2/9?

Leane

Sorry I've been completely out of pocket. I hope you had a great holiday. Yes can we postpone until April? We are working with our architect and an attorney hopefully we can have a new plan together by that point. Thanks again

Phyllis Patek
Austin Portfolio Real Estate
512-799-8500
Sent from my iPhone

On Jan 15, 2015, at 11:26 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Phyllis – the advance packet deadline for the Board's 2/9 meeting is 1/28. I'm not sure if your environmental board review will have occurred by then. Advise if you'll need another postponement – or if you've been assigned a date of review by that Board and know a date you will be ready to go back to BOA, we can postpone to that.

Take care,
Leane

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, January 12, 2015

CASE NUMBER: C15-2014-0111

____ Jeff Jack - Chair
____ Michael Von Ohlen
____ Melissa Whaley Hawthorne - Vice Chair
____ Sallie Burchett
____ Ricardo De Camps
____ Brian King
____ Vincent Harding

APPLICANT: Phyllis Loflin Patek

OWNER: Phyllis Loflin Patek

ADDRESS: 3801 ISLAND WAY

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-551 (C) (3) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35% (required) to 97% (requested) in order to remodel an existing structure, add an attached guest house and pool and change the use from duplex to single family in a "LA", Lake Austin zoning district.

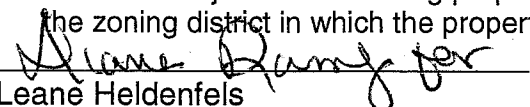
BOARD'S DECISION: POSTPONED TO September 8, 2014

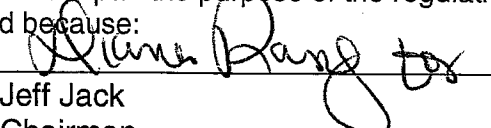
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The public hearing was closed on Board Member Ricardo De Camps motion to Postpone to October 13, 2014, Board Member Bryan King second on a 7-0 vote; **POSTPONED TO OCTOBER 13, 2014; OCT 13, 2014 POSTPONED TO NOVEMBER 10, 2014 PER APPLICANT REQUEST** Nov 10, 2014 Board Member Bryan King motion to Postpone to December 8, 2014 as per request from applicant, Board Member Michael Von Ohlen second on a 7-0 vote; **POSTPONED TO December 8, 2014. Dec 8 POSTPONED TO January 12, 2015 BY APPLICANT; Jan 12, 2015 POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, December 8, 2014

CASE NUMBER: C15-2014-0111

____ Jeff Jack - Chair
____ Michael Von Ohlen
____ Melissa Whaley Hawthorne - Vice Chair
____ Sallie Burchett
____ Ricardo De Camps
____ Brian King
____ Vincent Harding
____ Will Schnier - Alternate
____ Stuart Hampton - Alternate

APPLICANT: Phyllis Loflin Patek

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C15-2014-0111

Heldenfels, Leane

From: Lesniak, Chuck
Sent: Tuesday, December 02, 2014 12:39 PM
To: Phyllis Patek
Cc: McDonald, John; Hiers, Scott; Johnston, Liz; Heldenfels, Leane
Subject: RE: 3801 Island Way, postponement to 1/12/15 BOA meeting request?

It would be the same for extending the building into the deck footprint.

Chuck

From: Phyllis Patek [mailto:ppatek@austintexas.gov]
Sent: Tuesday, December 02, 2014 12:10 PM
To: Lesniak, Chuck
Cc: McDonald, John; Hiers, Scott; Johnston, Liz; Heldenfels, Leane
Subject: Re: 3801 Island Way, postponement to 1/12/15 BOA meeting request?

What if we didn't do the pool and stayed within the footprint?

Sent from my iPhone
Phyllis Patek
Austin Portfolio Real Estate
512-799-8500

On Dec 2, 2014, at 11:49 AM, "Lesniak, Chuck" <chuck.lesniak@austintexas.gov> wrote:

Phyllis,

Sorry to take so long to get back to you, I've been wading through e-mails and voice mails since yesterday. I discussed your case further with our staff and we've concluded that extending the footprint of the house and the addition of a pool within the footprint of the existing wood deck would be additional disturbance and impervious cover greater than what already exists. This would require a Land Use Commission variance for construction within the buffer of a critical environmental feature. We also considered whether the project would meet the findings of fact and we don't believe that it would. A formal determination on the findings would have to be based on review of a permit application, but based on what you've provided we think that our opinion is not likely to change. We would not be able to support a variance request if we believe it doesn't meet the findings of fact.

Assuming our opinion doesn't change after a permit application review, you could still pursue the variance to Ch. 25-8 without staff support. You would need to make a formal variance request and pay the associated fees. I don't know the exact amount, but it's in the neighborhood of \$1,600 altogether. The variance would go to the Environmental Board for recommendation and then to the Zoning and Platting Commission for approval.

I'm sure this wasn't the answer you were hoping for and I'm sorry not to give you better news. Let me know what you would like to do. If you'd like to pursue the variance staff can work with you on what you need to submit and the contents of the submittal.

Chuck Lesniak

Heldenfels, Leane

E15-2014-0111

From: Phyllis Patek <ppatek@outlook.com>
Sent: Tuesday, December 02, 2014 8:16 AM
To: Heldenfels, Leane
Subject: Re: 3801 Island Way, postponement to 1/12/15 BOA meeting request?

I never heard back from Chuck yesterday. I think we should just postpone one more time. I'll let you know as soon as I find out something.

Sent from my iPhone
Phyllis Patek
Austin Portfolio Real Estate
512-799-8500

On Dec 1, 2014, at 10:56 AM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Sounds good –
Thanks for keeping me posted, we're sending our packet to the printer today – but can add info if needed before we send it to the members on TH.
Take care –
Leane

From: Phyllis Patek <ppatek@outlook.com>
Sent: Monday, December 01, 2014 10:47 AM
To: Heldenfels, Leane
Subject: Re: 3801 Island Way, postponement to 1/12/15 BOA meeting request?

We are waiting to hear back from Chuck Lesniak we met with him last week and he said he would have an answer to us today. I just sent him an email. I will let you know as soon as I hear back.
Thanks

Sent from my iPhone
Phyllis Patek
Austin Portfolio Real Estate
512-799-8500

On Dec 1, 2014, at 10:38 AM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Just cking in to see if you want to proceed to the 12/8 meeting next Monday or if you'd prefer to postpone to 1/12/15?
Thanks –
Leane Heldenfels
Board of Adjustment Liaison
City of Austin

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 10, 2014

CASE NUMBER: C15-2014-0111

☒ Y ☐ Jeff Jack
☒ Y ☐ Michael Von Ohlen **2nd the Motion**
☒ Y ☐ Stuart Hampton - Ricardo De Camps(out)
☒ Y ☐ Bryan King **Motion to PP to Dec 8, 2014**
☐ - ☐ Vincent Harding
☒ Y ☐ Melissa Hawthorne
☒ Y ☐ Sallie Burchett

APPLICANT: Phyllis Loflin Patek

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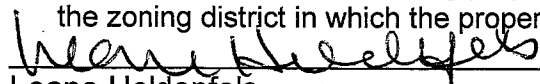
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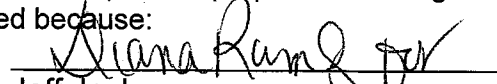
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Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman

Heldenfels, Leane

C15-2014-0111

From: Phyllis Patek [REDACTED]
Sent: Friday, November 07, 2014 11:54 AM
To: Heldenfels, Leane
Subject: Re: Postponement at 11/10 BOA meeting

Yes please postpone. We are meeting with Chuck on the 19th. I should know more after that meeting.
Thanks

Sent from my iPhone
Phyllis Patek
Austin Portfolio Real Estate
512-799-8500

On Nov 7, 2014, at 9:40 AM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Hi Phyllis – I just wanted to ck and see if you are going to request an additional postponement for the 11/10 meeting. I tried to leave it open at the last hearing, but chair wanted to hear from you each month about your progress rather than leaving the case postponed indefinitely.
Thanks for keeping me/Board posted –
Leane

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 13, 2014

CASE NUMBER: C15-2014-0111

____ Jeff Jack
____ Michael Von Ohlen
____ Ricardo De Camps
____ Bryan King
____ Vincent Harding
____ Melissa Hawthorne
____ Sallie Burchett

APPLICANT: Phyllis Loflin Patek

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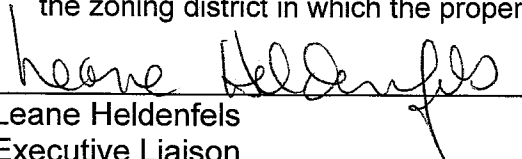
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Leane Heldenfels
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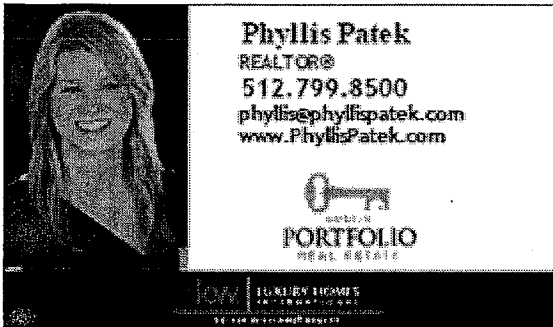

Jeff Jack
Chairman

C.C. CJC 2014-0111
Heldenfels, Leane

From: Phyllis Patek <~~phyllis@phyllispatek.com~~>
Sent: Wednesday, October 08, 2014 9:43 AM
To: Heldenfels, Leane
Subject: RE: Memo to BOA re 3801_IslandWay 10.07.14.doc

Leane,

I think we are going to need to postpone and get some more advisement on this issue. I don't see a point of going ahead with the board if we are going to need an environmental easement as well. Let me know your thoughts on that. Also who do I contact to begin the process of a variance with the land use commission?



The finest compliment I can ever receive is a referral from my clients and friends!

****If for any reason you do not want to be included in my e-mail list, please reply to this email and type REMOVE in the subject line****



C15-2014-011

MEMORANDUM

TO: Chair and Members of the Board of Adjustment

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: Wednesday, October 7, 2014

SUBJECT: 3801 Island Way

The Watershed Protection Department (WPD) has been contacted by members of the public regarding a proposed variance at 3801 Island Way that is on an upcoming Board of Adjustment agenda. The citizens expressed concern about a possible encroachment of a critical environmental feature (CEF) on or near the property. It is my understanding that these issues have also been raised at a previous Board meeting and so I felt it appropriate to provide the Board information regarding the environmental conditions and City regulations.

During an August 26, 2014 site a WPD staff geologist identified two rimrock CEFs. The rimrocks are about 13-feet to 39-feet east of 3801 Island Way (see attached map). The City's Land Development Code, Chapter 25-8-281, states that the standard setback for a CEF is 150-feet and requires that within a CEF buffer area natural vegetative cover must be retained to the maximum extent practicable; prohibits construction and wastewater disposal.

This is an unusual case in that these environmental requirements are not generally considered during building permit review because they are normally applied to single family development during the subdivision phase of development. Because this is a very old subdivision that environmental review did not occur. However, there is no exemption for single family development from the requirements of Chapter 25-8-281 and a strict application of the regulations would require a variance as described above. While existing structures are allowed to remain within the buffer any new development would have to comply with these requirements or apply for a variance from the City's Land Use Commission after receiving the recommendation of the Environmental Board.

I hope this information has been helpful. If you have any questions please contact me at your convenience at chuck.lesniak@austintexas.gov or 512/974-2699.

Attachments

Cc: Leane Heldenfels, Planning and Development Review Department
Scott Hiers, P.G., Watershed Protection Department

Attachment: Environmental Constraints 3801 Island Way



C C C15-2014-0111

Heldenfels, Leane

From: Lesniak, Chuck
Sent: Wednesday, October 15, 2014 12:00 PM
To: Heldenfels, Leane
Subject: RE: Memo to BOA re 3801_IslandWay 10.07.14.doc

The LUC can't waive the impervious cover requirement because that is part of the LA zoning overlay. Only BOA has that authority. - Chuck

Heldenfels, Leane

From: Lesniak, Chuck
Sent: Wednesday, October 15, 2014 11:59 AM
To: McDonald, John; Haught, Kathy; Hiers, Scott
Cc: Heldenfels, Leane
Subject: RE: Memo to BOA re 3801_IslandWay 10.07.14.doc

Importance: High

John, Kathy, Scott

This owner is proposing new development within a CEF buffer. While we don't normally review for it at building permit, they are not exempt from the prohibition of construction within a CEF buffer in 25-8. What I would like to do is inform the owner that they will need to request a variance from the CEF buffer requirement prior to submitting their building permit application, similar to what they're doing with the BOA variance. The CEF variance is an administrative variance that is reviewed by WPD ERM staff (in the memo I misstated this). After they get an approval or denial on that variance they can then take that response back to BOA.

How does that sound to everyone? I'm open to suggestion.

Chuck

From: Heldenfels, Leane
Sent: Wednesday, October 15, 2014 10:14 AM
To: Lesniak, Chuck
Subject: RE: Memo to BOA re 3801_IslandWay 10.07.14.doc

Hi Chuck – just wanted to let you know the Board did postpone the case above on Monday, but Chair asked about part of your letter regarding "Land Use Commission review". He was wondering what the process would be and when we might expect to have the issue resolved/reviewed. We postponed to 11/10, but were thinking it would probably take longer to go through these review processes. Chair was also wondering if after land use commission reviews occur, would there still be the need for the BOA variance, or do either of those boards have ability to waive the impervious cover. I told him I thought it would have to come back to them, but he wanted me to verify with you.

Neighbor has also inquired what to expect of the environmental/land use commission review process.

Thanks –

Leane



JGB Custom Homes
2303 RR 620 S Suite 135 #256
Lakeway TX 78734

CIS. 2014-0111

To whom it may concern:

As the builder for the renovation at 3801 Island Way JGB Custom Homes will take all necessary precautions to contain erosion and falling debris on to lots below. This may include silt fence, safety fencing or stone barricades on the down hill side of the lot.

All debris will be staged in a safe manner and removed from the site as quickly as possible.

Jake Badger
JGB Custom Homes
Owner
512-573-1610



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Scott Hiers, P.G., Watershed Protection Department

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11/00075



11/00075

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, September 8, 2014

CASE NUMBER: C15-2014-0111

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Ricardo De Camps **Motion to PP to Oct 13, 2014**
☐ Y ☐ Bryan King **2nd the Motion**
☐ Y ☐ Stuart Hampton - Vincent Harding (left early)
☐ Y ☐ Melissa Hawthorne
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APPLICANT: Phyllis Loflin Patek

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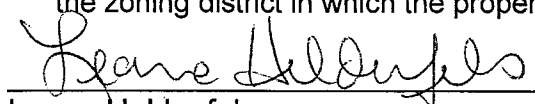
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Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman



C15-2011-0111

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Jake Badger
JGB Custom Homes
Owner
512-573-1610

C19-2014-0111



NO.	DATE	REVISION
1		

PERALES ENGINEERING, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-12013

3801 ISLAND WAY
AUSTIN TEXAS
SITE MAP
PROJECT NO. 12-001
SHEET
DATE: 9/29/14
1 OF 1

Slopes Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	15.00%	6,646 SF
2	15.00%	25.00%	2,676 SF
3	25.00%	35.00%	3,663 SF
4	35.00%	VERTICAL	6,897 SF
TOTAL 19,875 SF			

Building Slopes Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	15.00%	2,712 SF
2	15.00%	25.00%	0 SF
3	25.00%	35.00%	0 SF
4	35.00%	VERTICAL	0 SF

Pavement Slopes Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	15.00%	2,597 SF
2	15.00%	25.00%	197 SF
3	25.00%	35.00%	0 SF
4	35.00%	VERTICAL	0 SF

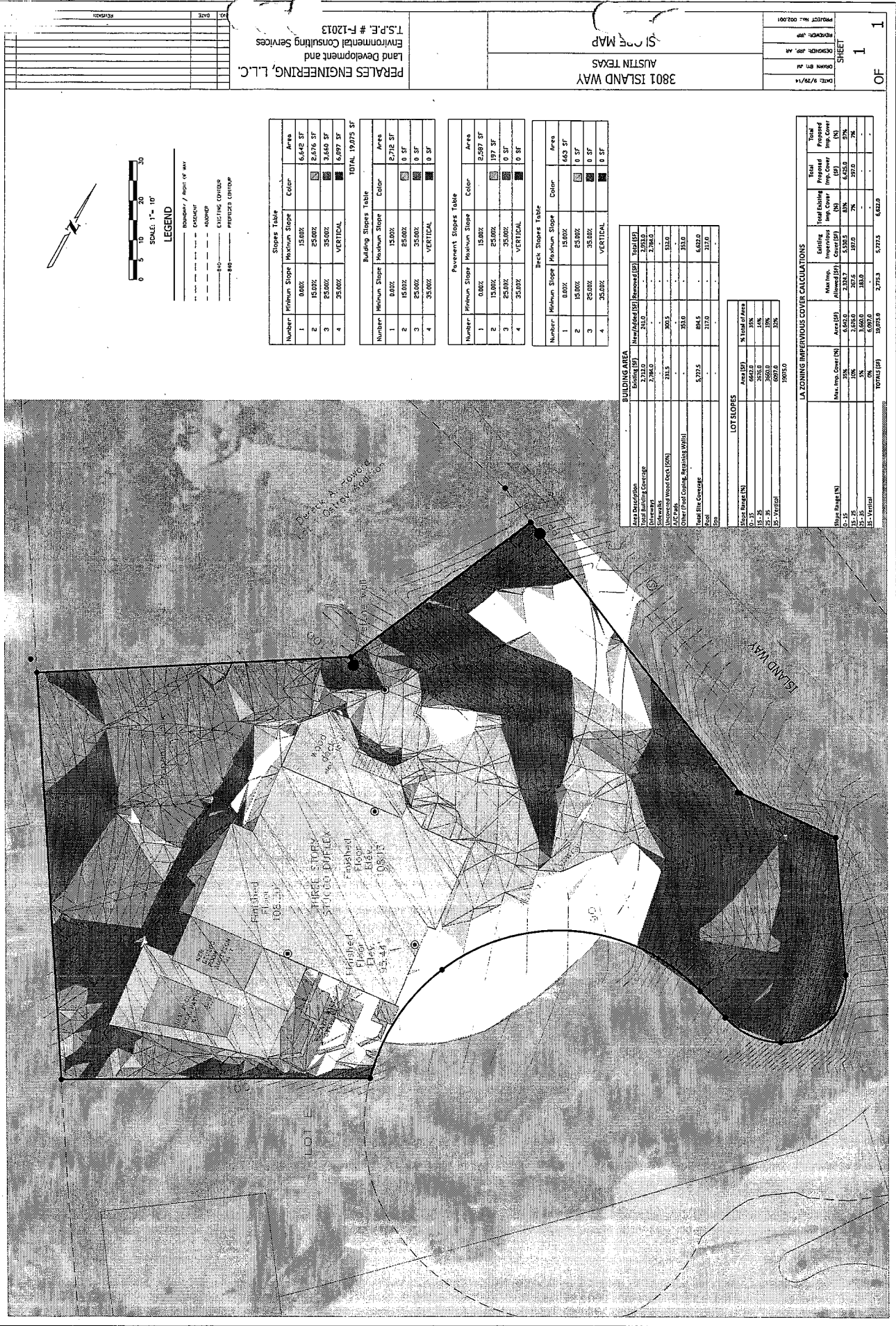
Back Slopes Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	15.00%	643 SF
2	15.00%	25.00%	0 SF
3	25.00%	35.00%	0 SF
4	35.00%	VERTICAL	0 SF

BUILDING AREA			
Area Description	Existing (SF)	New/Added (SF)	Removed (SF)
Roof Area	241.0	-	-
Driveway	2,784.0	-	-
Sidewalks	231.5	300.5	-
Other (Paved, Gravel, etc.)	353.0	-	-
Other (Paved, Gravel, etc.)	353.0	-	-
Pool Area	5,377.5	894.5	-
Pool	2,170.0	-	-
SP	-	-	-

LOT SLOPES			
Slope Range (%)	Area (SF)	% Total Area	% Slope
0 - 15	6,646.0	33%	33%
15 - 25	2,676.0	13%	13%
25 - 35	3,663.0	18%	18%
35 - Vertical	6,897.0	35%	35%

LA ZONING IMPERVIOUS COVER CALCULATIONS							
Slope Range (%)	Max. Imp. Cover (%)	Area (SF)	Max Imp. Allowed (SF)	Total Existing Imp. Cover (SF)	Total Proposed Imp. Cover (SF)	Total Existing Imp. Cover (%)	Total Proposed Imp. Cover (%)
0 - 15	35	6,646.0	2,326.7	5,319.9	6,646.0	8.9%	8.9%
15 - 25	30	2,676.0	802.8	1,817.1	2,676.0	2.4%	2.4%
25 - 35	25	3,663.0	915.8	2,753.2	3,663.0	3.7%	3.7%
35 - Vertical	0	6,897.0	0.0	0.0	6,897.0	0.0%	0.0%
TOTAL			4,044.7	9,890.2	19,875.0	15.0%	15.0%

C15-2014-0111



PERALES ENGINEERING, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-12013

3801 ISLAND WAY
AUSTIN TEXAS

PROJECT No. 002.001
SHEET
DATE: 9/29/14
DRAWN BY: JH
CHECKED BY: JH

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%	15.00%	6,642 SF
2	15.00%	25.00%	25.00%	2,676 SF
3	25.00%	35.00%	35.00%	3,640 SF
4	35.00%	VERTICAL	VERTICAL	6,697 SF
TOTAL 19,675 SF				

Building Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%	15.00%	2,716 SF
2	15.00%	25.00%	25.00%	0 SF
3	25.00%	35.00%	35.00%	0 SF
4	35.00%	VERTICAL	VERTICAL	0 SF

Pavement Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%	15.00%	2,597 SF
2	15.00%	25.00%	25.00%	197 SF
3	25.00%	35.00%	35.00%	0 SF
4	35.00%	VERTICAL	VERTICAL	0 SF

Back Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%	15.00%	463 SF
2	15.00%	25.00%	25.00%	0 SF
3	25.00%	35.00%	35.00%	0 SF
4	35.00%	VERTICAL	VERTICAL	0 SF

BUILDING AREA			
Area Description	Existing (SF)	New/Added (SF)	Removed (SF)
Building Footprint	1,716.0	1,716.0	1,716.0
Roofs	2,716.0	2,716.0	2,716.0
Driveways	197.0	197.0	197.0
Other (Paved Concrete, Retaining Wall)	353.0	353.0	353.0
Total	5,022.0	5,022.0	5,022.0

LOT SLOPES			
Slope Range (%)	Area (SF)	% Total of Area	
0-15	6,642.0	34%	
15-25	2,676.0	14%	
25-35	3,640.0	19%	
35-Vertical	6,697.0	34%	
Total	19,675.0		

LA ZONING IMPERVIOUS COVER CALCULATIONS									
Range Range (%)		Max Imp. Cover (%)	Area (SF)	Max Imp. Allowed (SF)	Excess (SF)	Total Existing Imp. Cover (%)	Total Proposed Imp. Cover (%)	Total Excess Imp. Cover (%)	Total
0-15	0-15	15%	6,642.0	6,642.0	0.0	15%	15%	0%	15%
15-25	15-25	25%	2,676.0	2,676.0	0.0	25%	25%	0%	25%
25-35	25-35	35%	3,640.0	3,640.0	0.0	35%	35%	0%	35%
35-Vertical	35-Vertical	0%	6,697.0	0.0	6,697.0	0%	0%	0%	0%
TOTALS			19,675.0	12,958.0	6,717.0				

Jerry Perales, P.E.

(15-2014-011)

From: Hiers, Scott <~~scott.hiers@austintexas.gov~~>
Sent: Wednesday, October 1, 2014 9:39 AM
To: Earl Fields
Cc: Heldenfels, Leane; Phyllis Patek (~~ppatek@outlook.com~~); Jerry Perales, PE
(~~jerry.perales@gmail.com~~); Lesniak, Chuck
Subject: RE: 3801 Island Way request for a variance

Mr. Fields,

I did have a telephone conversation with Ms. Patek and I don't call exactly what I said, but I certainly would have been careful to caveat my statements, as I did when I spoke to you. I would have guided the discussion to addressing concerns about the rimrock Critical Environmental Feature. I certainly would have caveated any statement on potential harm or damage to the rimrock, because I don't have enough information on the current site conditions or on the proposed site development. In addition, since I am not a geotechnical engineer, I would not make any statements in regards to the stability of a slope, especially given that I have only viewed the slope and rimrock feature from your property, which is down gradient of the site. In all my discussions with both you and the owner, I have tried to limit the conversation to the identification and the protection of Critical Environmental Features as they are defined in and protected by Austin's Land Development Code. I have stated numerous times to you and Ms. Patek that the identification and protection of Critical Environmental Features only applies to properties or development activities that are subject to the current land development code. At this time, it's my understanding that is not the case for 3801 Island Way. Regarding state regulations, rimrocks are not a sensitive feature or defined in 30 TAC 213 (the Edwards Rules), so it is not surprising that the TCEQ has determined that the proposed activities are not impacting a sensitive feature in regards to 30 TAC 213.

I would be happy to answer any additional questions from you or Ms. Patek may have in regard to Critical Environmental Features. I recommend that all other questions be directed to the case manager; Lenae Heldenfels (512-974-2202), or the City Environmental Officer; Chuck Lesniak (512-974-2699).

Sincerely,

Scott E. Hiers, P.G.
City of Austin – Watershed Protection Dept.
Environmental Resources Management Division
505 Barton Spring Rd., 11th Floor
Austin, Texas 78704
512-974-1916 (Office)
512-217-5047 (Cell)
scott.hiers@austintexas.gov

From: Earl Fields [~~mailto:earlfields@austin-tx.com~~]
Sent: Tuesday, September 30, 2014 3:52 PM
To: Hiers, Scott
Cc: Heldenfels, Leane
Subject: Fwd: 3801 Island Way request for a variance

Sent from St. Somewhere

Begin forwarded message:

From: Janie Fields <~~janie.fields@cehi.org~~>
Date: September 30, 2014 at 2:54:44 PM CDT
To: Earl Fields <~~efields@austin-rr.com~~>
Subject: FW: 3801 Island Way request for a variance

Scott,

As President of the Island Way Homeowner's Association. I am writing to request that you provide a response to the statement highlighted below in the letter from Brian and Phyllis Patek. Did you make the statement that you do not believe that their request for a Variance to the Board of Adjustment "would not harm the rimrock in any way".

It is our belief that their request to upzone and increase their impervious coverage to 97% and build a swimming pool upslope of the rimrock on Island Way is inconsistent with the intent and regulations of the Lake Austin Overlay Zoning District.

We look forward to your response. If you have questions or I may add additional information, please contact me at 512-327-3117.

Thank you for your assistance.

Earl Fields
President, Island Way Homeowner's Association

From: Earl Fields <~~efields@austin-rr.com~~>
Date: Friday, September 26, 2014 10:11 AM
To: Janie Fields <~~janie.fields@cehi.org~~>
Subject: Fwd: 3801 Island Way request for a variance

Sent from St. Somewhere

Begin forwarded message:

From: Phyllis Patek <~~ppatek@outlook.com~~>
Date: September 25, 2014 at 9:57:20 AM CDT
To: "Mike Haggerty" <~~mike@thundercloud.com~~>, <~~lmzdog@bellsouth.net~~>, <~~mark.alvand02@gmail.com~~>, <~~jd.cerami@008.net~~>, <~~mharries@earthlink.net~~>, <~~rbettison@gmail.com~~>, <~~vdj@earthlink.net~~>, <~~janellecoffey@icloud.com~~>, <~~mapharries@earthlink.net~~>, <~~jeanle@thundercloud.com~~>, "Derek Howard" <~~dshenard@austin-rr.com~~>

~~<phyllis@phyllispatek.com>~~, "Earl Fields" ~~<efields@austintx.com>~~
Cc: "Jerry Perales, P.E." ~~<jerry.perales@smiik.com>~~, ~~<brian_patek@yahoo.com>~~
Subject: 3801 Island Way request for a variance

Neighbors

We wanted touch base in regards to our ongoing board of adjustment variance case. We have an upcoming meeting with the board and from the last meeting we understand that some of you below have some concerns in regard to what we are wanting to do. We want all of you to know we are trying to address all of your concerns and hopefully ease some of your fears. We are striving to be good neighbors working to be totally transparent with this project and hoping to open the lines of communication and not silence.

We have met with TCEQ and have spoken with Scott Hires with the city of Austin. Both agree that our project would not harm the rim rock in any way. We will be working very closely with an engineer and our architect to implement a water catchment system. Although our water is already being diverted toward the creek between the Howards property and ours we will continue to work to improve run off systems.

To address the pool we are wanting to build. This will be a small dipping pool. Although the word pool sounds like a large excavation project. We want to assure you it's not. Our design will follow the current geography of the slope and work within the current footprint of where our upper deck and where our palm trees currently exist. In addition this project will help with the water diversion to the back of our house and into the creek.

As far as safety goes we have already spoken with our builder and he will be putting together a safety plan to make sure no rocks or any debris from our jobsite will end up anywhere down the cliff. Our promise as neighbors is that we will go above and beyond to insure all safety and environmental issues you have addressed.

We also want to address an issue that continues to come up with some of you. Two years ago we hired a professional tree trimming company Eco Tree Service to trim our oak trees and trim some shrubs on our property. We know this upset several neighbors and we wanted to personally apologize that was never our intent. Our hope is that you will accept our apology and we can move forward. We know some of you may blame us for some rocks falling near your parking lot recently but after speaking with 2 engineers and 2 geologist we have been assured what is currently happening is in no way a result of us trimming any underbrush near the edge two years ago. Per the geologist The whole rim rock is "spalling" and it is a natural phenomenon that will continue to happen regardless of what we do on our property. Bo, a geologist with TCEQ said the rock face is similar to that of Loop 360 where you see falling rock all the time.

All we are asking as neighbors is to open up the lines of communication and hopefully work together in a cohesive manner. We are just trying to improve our property so we can raise our children in the place we love. We enjoy our neighborhood and our neighbors and look forward to working together.

Sincerely,
Phyllis & Brian Patek

From: Kevin Smith ~~<mailto:Kevin.smith@tceq.texas.gov>~~
Sent: Thursday, September 18, 2014 1:49 PM

To: Phyllis Patek

Cc: ~~brian_patek@yahoo.com~~; James Bo Slone

Subject: RE: survey for 3801 Island Way

Mr. and Mrs. Patek:

TCEQ toured your site today and have reviewed your drawings. Bo, our Geologist, and I, P.E. and evaluated the location and determined your site to not be nearby or immediately above any sensitive features as determined by EAPP using State criteria. Your project, where an individual home owner wishes to construct his/her own home or an addition, and the activity is one according to the rules found in 30 TAC Chapter 213:

- *A plan is not required to be submitted for an addition to an existing home, and is not impacting a sensitive feature.*

You may build your project. The City of Austin may have their own concerns.

If you have further questions, you may call us at 512-339-2929

Heldenfels, Leane

C15-2014-0111

From: Jerry Perales, P.E. ~~<jerry.perales@gmail.com>~~
Sent: Tuesday, September 30, 2014 1:25 PM
To: Lesniak, Chuck; Hiers, Scott
Cc: Herrington, Chris; Heldenfels, Leane
Subject: RE: survey for 3801 Island Way

No confusion. We were told that Scott Hiers and John Clement were called to visit the site by the neighbors during the hearing. Mr. DeCamps told the Pateks that they needed to request a residential waiver of some sort. I have not heard of this waiver before the hearing. Phyllis Patek called the TCEQ the next day and scheduled a visit.

From: Lesniak, Chuck [mailto:chuck.lesniak@austintexas.gov]
Sent: Tuesday, September 30, 2014 1:11 PM
To: Jerry Perales, P.E.; Hiers, Scott
Cc: Herrington, Chris
Subject: RE: survey for 3801 Island Way

Jerry,

Is it possible they were confused and meant the City's Watershed Protection Department? TCEQ won't have an opinion on this. - Chuck

From: Jerry Perales, P.E. [mailto:~~jerry.perales@gmail.com~~]
Sent: Tuesday, September 30, 2014 9:25 AM
To: Hiers, Scott
Cc: Lesniak, Chuck; Herrington, Chris
Subject: RE: survey for 3801 Island Way

Scott,

We were directed by Ricardo De Camps with the Board of Adjustments to contact the TCEQ. Mr. De Camps wanted the TCEQ to check on the feature and then come back with an update for the next hearing. The homeowners were just following the through for the Board.

We are open to any suggestions regarding the requirements the City may have. The homeowners wish to try to remodel their home and are anxious to do all the steps necessary.

Thank you for the reply,
JP

Jerry Perales, P.E.
512.297.5019
1706 W. 6th Street
Austin, TX 78703
<http://peraleseng.com/>
<https://www.facebook.com/peralesengineering>



Please note our new address.

CIF 2014-0111

From: Hiers, Scott [<mailto:Scott.Hiers@austintexas.gov>]
Sent: Tuesday, September 30, 2014 6:43 AM
To: Jerry Perales, P.E.
Cc: Lesniak, Chuck; Herrington, Chris
Subject: RE: survey for 3801 Island Way

Jerry,

I'm aware of the rimrock critical environmental feature located at 3801 Island Way. I'm not surprised that TCEQ determined that the rimrock is not a sensitive feature since rimrocks are not point recharge feature that are protected or identified under their purview (30 TAC Chapter 213). I'm not sure why you contacted the TCEQ in regards to the sensitivity of the rimrock feature since rimrocks are defined and protected by the City's Land Development Code 25-8-1 and 25-8-281 or City Code 30-5-1 and 30-5-281? I suggest you contact the City's Environmental Officer; Chuck Lesniak, to help you identify the correct process for addressing your concerns on environmental issues and the City's permitting process for this site.

Scott E. Hiers, P.G.
City of Austin – Watershed Protection Dept.
Environmental Resources Management Division
505 Barton Spring Rd., 11th Floor
Austin, Texas 78704
512-974-1916 (Office)
512-217-5047 (Cell)
scott.hiers@austintexas.gov

From: Jerry Perales, P.E. [Jerry.Perales@gmail.com]
Sent: Thursday, September 25, 2014 10:31 AM
To: Hiers, Scott
Cc: Clement, John; Heldenfels, Leane
Subject: FW: survey for 3801 Island Way

Scott,

I wanted to touch base with you about a site on Lake Austin at 3801 Island Way. We are currently in review of a variance from the Board of Adjustments. There are neighbors at this site that have raised concerns during our variance hearing about a potential Critical Environmental Feature "CEF" that may be adjacent to the subject property.

This lot has been rezoned LA from SF since the completion of the original construction leaving the site an existing violation with regard to impervious cover. With this in mind, the owners of this property cannot make any improvements to the home without the approval of this variance. We have made several attempts to contact all the neighbors regarding our plans to remodel the home to help gain support. Many of the adjacent home owners support this variance request. There are neighbors that are below the site with lake frontage that would like the site to remain unchanged. These neighbors are the ones that have expressed concerns about the "CEF".

Since the last Board of Adjustment hearing, we have contacted the TCEQ and they have made a site visit. The determination communication has been included below. The TCEQ does not feel that the rock feature adjacent to our site is of a sensitive nature.

We would like to assure the City of Austin that any construction activities associated with the improvements proposed at 3801 Island Way will not pose a threat to the rock features adjacent to the home. The improvement activities

C15-2014-0111

associated with this site require a building permit which does not require an Environmental Resource Investigation. Furthermore, improvements on this site could help alleviate downstream flooding by placing berms along the downstream property line to route runoff to the ROW and directly to Lake Austin.

I am available anytime to discuss this home site. Don't hesitate to call or email me.

Thank you,
JP

Jerry Perales, P.E.
512.297.5019
1706 W. 6th Street
Austin, TX 78703
<http://peraleseng.com/>
<https://www.facebook.com/peralesengineering>



Please note our new address.

Begin forwarded message:

From: Kevin Smith <~~Kevin.smith@tceq.texas.gov~~>
Date: September 18, 2014 at 1:48:39 PM CDT
To: Phyllis Patek <~~ppatek@outlook.com~~>
Cc: "~~Brian Patek@yahoo.com~~" <~~brian_patek@yahoo.com~~>, James Bo Slone <~~james.slone@tceq.texas.gov~~>
Subject: RE: survey for 3801 Island Way

Mr. and Mrs. Patek:

TCEQ toured your site today and have reviewed your drawings. Bo, our Geologist, and I, P.E. and evaluated the location and determined your site to not be nearby or immediately above any sensitive features as determined by EAPP using State criteria. Your project, where an individual home owner wishes to construct his/her own home or an addition, and the activity is one according to the rules found in 30 TAC Chapter 213:

- *A plan is not required to be submitted for an addition to an existing home, and is not impacting a sensitive feature.*

You may build your project. The City of Austin may have their own concerns.

If you have further questions, you may call us at 512-339-2929

From: Phyllis Patek <~~Phyllis.patek@outlook.com~~>
Sent: Monday, September 15, 2014 3:04 PM
To: Kevin Smith
Cc: ~~brian_patek@yahoo.com~~
Subject: RE: survey for 3801 Island Way

Kevin,

I need to know if a plan or a residential exemption is necessary to proceed with construction for an addition to our current home. Our current home is adjacent to rim rock which a neighbor below has asked the city to add as an environmentally sensitive area. I have attached a drawing which show our home or any future construction would not be touching nor be damaging to the rim rock. I look forward to meeting with you on Thursday. Please let me know when you have a time set up. Thanks again

From: Kevin Smith [mailto:kevin.smith@tceq.texas.gov]

Sent: Monday, September 15, 2014 2:05 PM

To: Phyllis Patek

Subject: RE: survey for 3801 Island Way

Phyllis, got your documents. Are you requesting something? Are there any features involved?

From: Phyllis Patek [mailto:ppatek@outlook.com]

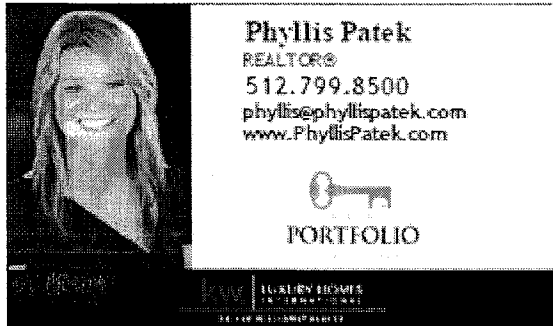
Sent: Monday, September 15, 2014 1:58 PM

To: Kevin Smith


Subject: survey for 3801 Island Way

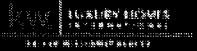
Kevin,

Attached is the copy of the survey. Our lot is .438 I believe. Please let me know if you need anything else.



Phyllis Patek
REALTOR®
512.799.8500
phyllis@phyllispatek.com
www.PhyllisPatek.com


PORTFOLIO



The finest compliment I can ever receive is a referral from my clients and friends!

If for any reason you do not want to be included in my e-mail list, please reply to this email and type REMOVE in the subject line

C15-2014-0111

President, Island Way Homeowner's Association

From: Earl Fields <efields@austin.rr.com>
Date: Friday, September 26, 2014 10:11 AM
To: Janie Fields <janie.fields@ceh.org>
Subject: Fwd: 3801 Island Way request for a variance

Sent from St. Somewhere

Begin forwarded message:

From: Phyllis Patek <ppatek@outlook.com>
Date: September 25, 2014 at 9:57:20 AM CDT
To: "Mike Haggerty" <mike@thundercloud.com>, <hires@scsloba.net>, <mark.alexander02@gmail.com>, <jdmerath@808west.com>, <maria@earthlink.net>, <rusty.stone@smithbarney.com>, <victoria@holman.com>, <janetecollier@hotmail.com>, <neopharries@earthlink.net>, <jeannie@thundercloud.com>, "Derek Howard" <dhoward@austin.rr.com>, <phyllis@phyllispatek.com>, "Earl Fields" <efields@austin.rr.com>
Cc: "Jerry Perales, P.E." <jerry.perales@gmail.com>, <brian_patek@yahoo.com>
Subject: 3801 Island Way request for a variance

Neighbors

We wanted touch base in regards to our ongoing board of adjustment variance case. We have an upcoming meeting with the board and from the last meeting we understand that some of you below have some concerns in regard to what we are wanting to do. We want all of you to know we are trying to address all of your concerns and hopefully ease some of your fears. We are striving to be good neighbors working to be totally transparent with this project and hoping to open the lines of communication and not silence.

We have met with TCEQ and have spoken with Scott Hires with the city of Austin. Both agree that our project would not harm the rim rock in any way. We will be working very closely with an engineer and our architect to implement a water catchment system. Although our water is already being diverted toward the creek between the Howards property and ours we will continue to work to improve run off systems.

To address the pool we are wanting to build. This will be a small dipping pool. Although the word pool sounds like a large excavation project. We want to assure you it's not. Our design will follow the current geography of the slope and work within the current footprint of where our upper deck and where our palm trees currently exist. In addition this project will help with the water diversion to the back of our house and into the creek.

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We also want to address an issue that continues to come up with some of you. Two years ago we hired a professional tree trimming company Eco Tree Service to trim our oak trees and trim some shrubs on our property. We know this upset several neighbors and we wanted to personally apologize that was never our intent. Our hope is that you

Heldenfels, Leane

015-2014-0111

From: Earl Fields <~~efields@austin.rr.com~~>
Sent: Tuesday, September 30, 2014 3:52 PM
To: Hiers, Scott
Cc: Heldenfels, Leane
Subject: Fwd: 3801 Island Way request for a variance

Sent from St. Somewhere

Begin forwarded message:

From: Janie Fields <~~janie.fields@cent.org~~>
Date: September 30, 2014 at 2:54:44 PM CDT
To: Earl Fields <~~efields@austin.rr.com~~>
Subject: FW: 3801 Island Way request for a variance

Scott,

As President of the Island Way Homeowner's Association. I am writing to request that you provide a response to the statement highlighted below in the letter from Brian and Phyllis Patek. Did you make the statement that you do not believe that their request for a Variance to the Board of Adjustment "would not harm the rimrock in any way".

It is our belief that their request to upzone and increase their impervious coverage to 97% and build a swimming pool upslope of the rimrock on Island Way is inconsistent with the intent and regulations of the Lake Austin Overlay Zoning District.

We look forward to your response. If you have questions or I may add additional information, please contact me at 512-327-3117.

Thank you for your assistance.

Earl Fields

C19-2014-0111

will accept our apology and we can move forward. We know some of you may blame us for some rocks falling near your parking lot recently but after speaking with 2 engineers and 2 geologist we have been assured what is currently happening is in no way a result of us trimming any underbrush near the edge two years ago. Per the geologist The whole rim rock is "spalling" and it is a natural phenomenon that will continue to happen regardless of what we do on our property. Bo, a geologist with TCEQ said the rock face is similar to that of Loop 360 where you see falling rock all the time.

All we are asking as neighbors is to open up the lines of communication and hopefully work together in a cohesive manner. We are just trying to improve our property so we can raise our children in the place we love. We enjoy our neighborhood and our neighbors and look forward to working together.

Sincerely,
Phyllis & Brian Patek

From: Kevin Smith [mailto:kevin.smith@tceq.texas.gov]
Sent: Thursday, September 18, 2014 1:49 PM
To: Phyllis Patek
Cc: brian.patek@yahoo.com; James Bo Slone
Subject: RE: survey for 3801 Island Way

Mr. and Mrs. Patek:

TCEQ toured your site today and have reviewed your drawings. Bo, our Geologist, and I, P.E. and evaluated the location and determined your site to not be nearby or immediately above any sensitive features as determined by EAPP using State criteria. Your project, where an individual home owner wishes to construct his/her own home or an addition, and the activity is one according to the rules found in 30 TAC Chapter 213:

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You may build your project. The City of Austin may have their own concerns.

If you have further questions, you may call us at 512-339-2929

Heldenfels, Leane

C15-2014-0111

From: mark harries ~~markharries@earthlink.net~~
Sent: Friday, September 26, 2014 1:05 PM
To: Heldenfels, Leane
Subject: Re: Case #C15-2014-0111
Attachments: IMG-20140924-03159.jpg; IMG-20140924-03163.jpg

Ms. Heldenfels and Board,

Further to the above case, the recent rains have highlighted a big part of my concern.

The subject property sits on a 'bluff' directly above the Island Way condominiums. The bluff has a sheer cliff face and is very fragile.

After the rains this week, significant chunks of the bluff came down. Please see attached photos.

I cannot say whether this was impacted by the applicants prior activities (construction and or tree removal) but I can share the strong concern that ANY increased impervious ground cover above us on the applicants land would increase eroding water flow over the bluff and significantly increase the risk of large chunks of the hill coming down.

Thank goodness the boulders "only" came down onto the parking lot and trash area THIS TIME. There is at least one residential bedroom directly in the drop-line as well as pedestrian and car parking areas.

We cannot risk anything that could further destabilize this cliff face including ANY reduction in natural ground cover.

Thank you,

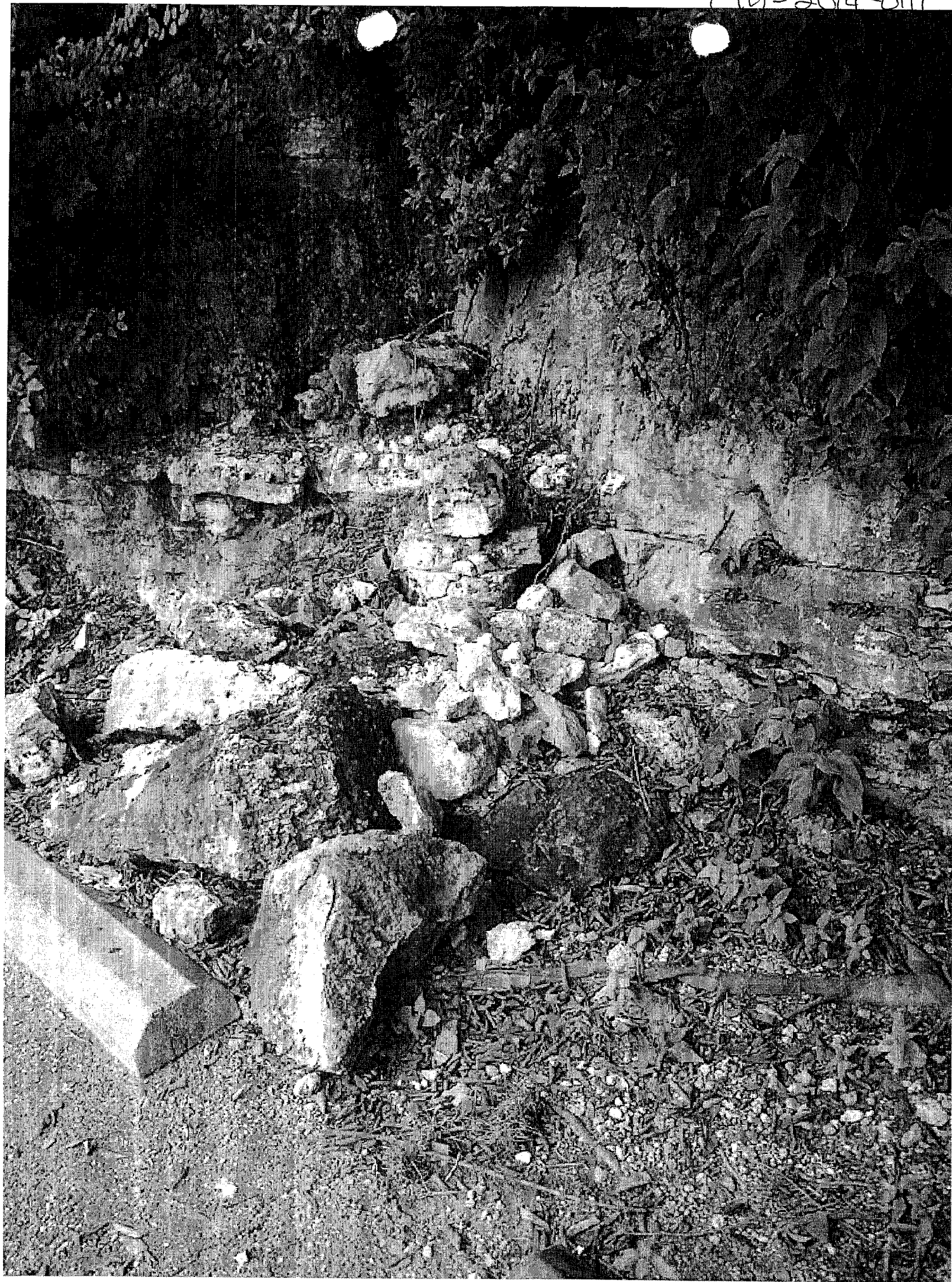
-mark harries

Via BlackBerry

C15-2014-0111



C15-2014-0111



Heldenfels, Leane

C15-2014-0111

From: Jerry Perales, P.E. <jerry.perales@gmail.com>
Sent: Thursday, September 25, 2014 10:31 AM
To: Hiers, Scott
Cc: Clement, John; Heldenfels, Leane
Subject: FW: survey for 3801 Island Way

Scott,

I wanted to touch base with you about a site on Lake Austin at 3801 Island Way. We are currently in review of a variance from the Board of Adjustments. There are neighbors at this site that have raised concerns during our variance hearing about a potential Critical Environmental Feature "CEF" that may be adjacent to the subject property.

This lot has been rezoned LA from SF since the completion of the original construction leaving the site an existing violation with regard to impervious cover. With this in mind, the owners of this property cannot make any improvements to the home without the approval of this variance. We have made several attempts to contact all the neighbors regarding our plans to remodel the home to help gain support. Many of the adjacent home owners support this variance request. There are neighbors that are below the site with lake frontage that would like the site to remain unchanged. These neighbors are the ones that have expressed concerns about the "CEF".

Since the last Board of Adjustment hearing, we have contacted the TCEQ and they have made a site visit. The determination communication has been included below. The TCEQ does not feel that the rock feature adjacent to our site is of a sensitive nature.

We would like to assure the City of Austin that any construction activities associated with the improvements proposed at 3801 Island Way will not pose a threat to the rock features adjacent to the home. The improvement activities associated with this site require a building permit which does not require an Environmental Resource Investigation. Furthermore, improvements on this site could help alleviate downstream flooding by placing berms along the downstream property line to route runoff to the ROW and directly to Lake Austin.

I am available anytime to discuss this home site. Don't hesitate to call or email me.

Thank you,
JP

Jerry Perales, P.E.
512.297.5019
1706 W. 6th Street
Austin, TX 78703
<http://peraleseng.com/>
<https://www.facebook.com/peralesengineering>



PERALES ENGINEERING, LLC
Land Development and Environmental Consulting

Please note our new address.

Heldenfels, Leane

95-2014-0111

From: Phyllis Patek [mailto:ppatek@outlook.com]
Sent: Thursday, September 25, 2014 10:01 AM
To: Heldenfels, Leane
Subject: FW: 3801 Island Way request for a variance

Here's a letter I sent to the neighbors today. I just want to show we are really trying to make an effort. Hopefully it will open the lines of communication.

From: Phyllis Patek [mailto:ppatek@outlook.com]
Sent: Thursday, September 25, 2014 9:57 AM
To: 'Mike Haggerty'; '<myrdon@bcglobal.net>'; '<markalexander02@gmail.com>'; '<tdemereth@308west.com>'; '<jmharris@earthlink.net>'; '<frank@one-smith-barney.com>'; '<vladimir@icloud.com>'; '<jeffgolter@hotmail.com>'; '<madhaines@earthlink.net>'; '<earlie@thunderdome.com>'; 'Derek Howard'; '<phyllis@phyllispatek.com>'; Earl Fields (<elodan@usm.net>)
Cc: 'Jerry Perales, P.E.'; 'ppatek@yahoo.com'
Subject: 3801 Island Way request for a variance

Neighbors

We wanted touch base in regards to our ongoing board of adjustment variance case. We have an upcoming meeting with the board and from the last meeting we understand that some of you below have some concerns in regard to what we are wanting to do. We want all of you to know we are trying to address all of your concerns and hopefully ease some of your fears. We are striving to be good neighbors working to be totally transparent with this project and hoping to open the lines of communication and not silence.

We have met with TCEQ and have spoken with Scott Hires with the city of Austin. Both agree that our project would not harm the rim rock in any way. We will be working very closely with an engineer and our architect to implement a water catchment system. Although our water is already being diverted toward the creek between the Howards property and ours we will continue to work to improve run off systems.

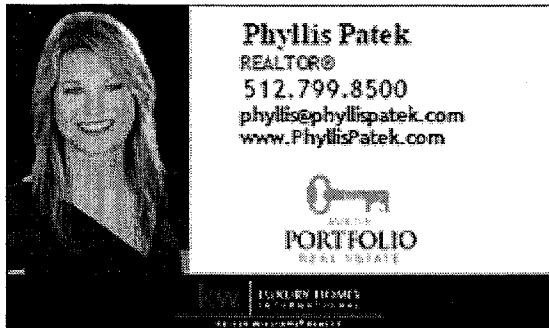
To address the pool we are wanting to build. This will be a small dipping pool. Although the word pool sounds like a large excavation project. We want to assure you it's not. Our design will follow the current geography of the slope and work within the current footprint of where our upper deck and where our palm trees currently exist. In addition this project will help with the water diversion to the back of our house and into the creek.

As far as safety goes we have already spoken with our builder and he will be putting together a safety plan to make sure no rocks or any debris from our jobsite will end up anywhere down the cliff. Our promise as neighbors is that we will go above and beyond to insure all safety and environmental issues you have addressed.

We also want to address an issue that continues to come up with some of you. Two years ago we hired a professional tree trimming company Eco Tree Service to trim our oak trees and trim some shrubs on our property. We know this upset several neighbors and we wanted to personally apologize that was never our intent. Our hope is that you will accept our apology and we can move forward. We know some of you may blame us for some rocks falling near your parking lot recently but after speaking with 2 engineers and 2 geologist we have been assured what is currently happening is in no way a result of us trimming any underbrush near the edge two years ago. Per the geologist The whole rim rock is "spalling" and it is a natural phenomenon that will continue to happen regardless of what we do on our property. Bo, a geologist with TCEQ said the rock face is similar to that of Loop 360 where you see falling rock all the time.

C15-2014-011

Attached is the copy of the survey. Our lot is .438 I believe. Please let me know if you need anything else.



The finest compliment I can ever receive is a referral from my clients and friends!

*****If for any reason you do not want to be included in my e-mail list, please reply to this email and type REMOVE in the subject line*****

C15-2014-0111

Heldenfels, Leane

From: Phyllis Patek ~~brian.patek@tceq.texas.gov~~
Sent: Friday, September 19, 2014 5:11 PM
To: Heldenfels, Leane
Subject: Correspondence with TCEQ on 3801 Island Way

Leane,

Can you please print and put in our file for the BOA to review. Thank you!

Phyllis Patek

From: Kevin Smith [<mailto:kevin.smith@tceq.texas.gov>]
Sent: Thursday, September 18, 2014 1:49 PM
To: Phyllis Patek
Cc: brian.patek@yahoo.com; James Bo Slone
Subject: RE: survey for 3801 Island Way

Mr. and Mrs. Patek:

TCEQ toured your site today and have reviewed your drawings. Bo, our Geologist, and I, P.E. and evaluated the location and determined your site to not be nearby or immediately above any sensitive features as determined by EAPP using State criteria. Your project, where an individual home owner wishes to construct his/her own home or an addition, and the activity is one according to the rules found in 30-TAC Chapter 213:

- *A plan is not required to be submitted for an addition to an existing home, and is not impacting a sensitive feature.*

You may build your project. The City of Austin may have their own concerns.

If you have further questions, you may call us at 512-339-2929

Kevin Smith, P.E.

Texas Commission on Environmental Quality

Heldenfels, Leane

C15-2014-0111

From: Phyllis Patek ~~ppatek@outlook.com~~
Sent: Thursday, September 25, 2014 10:01 AM
To: Heldenfels, Leane
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Cc: 'Jerry Perales, P.E.'; 'brian_patek@yahoo.com'
Subject: 3801 Island Way request for a variance

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To address the pool we are wanting to build. This will be a small dipping pool. Although the word pool sounds like a large excavation project. We want to assure you it's not. Our design will follow the current geography of the slope and work within the current footprint of where our upper deck and where our palm trees currently exist. In addition this project will help with the water diversion to the back of our house and into the creek.

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We also want to address an issue that continues to come up with some of you. Two years ago we hired a professional tree trimming company Eco Tree Service to trim our oak trees and trim some shrubs on our property. We know this upset several neighbors and we wanted to personally apologize that was never our intent. Our hope is that you will accept our apology and we can move forward. We know some of you may blame us for some rocks falling near your parking lot recently but after speaking with 2 engineers and 2 geologist we have been assured what is currently happening is in no way a result of us trimming any underbrush near the edge two years ago. Per the geologist The whole rim rock is "spalling" and it is a natural phenomenon that will continue to happen regardless of what we do on our property. Bo, a geologist with TCEQ said the rock face is similar to that of Loop 360 where you see falling rock all the time.

All we are asking as neighbors is to open up the lines of communication and hopefully, work together in a cohesive manner. We are just trying to improve our property so we can raise our children in the place we love. We enjoy our neighborhood and our neighbors and look forward to working together.

Sincerely,
Phyllis & Brian Patek

From: Kevin Smith [mailto:Kevin.Smith@tceq.texas.gov]
Sent: Thursday, September 18, 2014 1:49 PM
To: Phyllis Patek
Cc: Brian Patek [mailto:brian.patek@yahoo.com]; James B. Stone
Subject: RE: survey for 3801 Island Way

Mr. and Mrs. Patek:

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If you have further questions, you may call us at 512-339-2929

Heldenfels, Leane

C15-2014-0111

From: Hiers, Scott
Sent: Wednesday, October 01, 2014 9:39 AM
To: Earl Fields
Cc: Heldenfels, Leane; Phyllis Patek (ppatek@outlook.com); Jerry Perales, J.E. (jerry.perales@gmail.com); Lesniak, Chuck
Subject: RE: 3801 Island Way request for a variance

Mr. Fields,

I did have a telephone conversation with Ms. Patek and I don't call exactly what I said, but I certainly would have been careful to caveat my statements, as I did when I spoke to you. I would have guided the discussion to addressing concerns about the rimrock Critical Environmental Feature. I certainly would have caveated any statement on potential harm or damage to the rimrock, because I don't have enough information on the current site conditions or on the proposed site development. In addition, since I am not a geotechnical engineer, I would not make any statements in regards to the stability of a slope, especially given that I have only viewed the slope and rimrock feature from your property, which is down gradient of the site. In all my discussions with both you and the owner, I have tried to limit the conversation to the identification and the protection of Critical Environmental Features as they are defined in and protected by Austin's Land Development Code. I have stated numerous times to you and Ms. Patek that the identification and protection of Critical Environmental Features only applies to properties or development activities that are subject to the current land development code. At this time, it's my understanding that is not the case for 3801 Island Way. Regarding state regulations, rimrocks are not a sensitive feature or defined in 30 TAC 213 (the Edwards Rules), so it is not surprising that the TCEQ has determined that the proposed activities are not impacting a sensitive feature in regards to 30 TAC 213.

I would be happy to answer any additional questions from you or Ms. Patek may have in regard to Critical Environmental Features. I recommend that all other questions be directed to the case manager; Lenae Heldenfels (512-974-2202), or the City Environmental Officer; Chuck Lesniak (512-974-2699).

Sincerely,

Scott E. Hiers, P.G.
City of Austin – Watershed Protection Dept.
Environmental Resources Management Division
505 Barton Spring Rd., 11th Floor
Austin, Texas 78704
512-974-1916 (Office)
512-217-5047 (Cell)
scott.hiers@austintexas.gov

From: Earl Fields [mailto:efields@austin.rr.com]
Sent: Tuesday, September 30, 2014 3:52 PM
To: Hiers, Scott
Cc: Heldenfels, Leane
Subject: Fwd: 3801 Island Way request for a variance

Sent from St. Somewhere

Begin forwarded message:

C15 2014-0111

September 30, 2014

Dear Phyllis and Brian,

Thank you for your letter and expression of concern for the protection and the physical safety of your neighbors, property and the Critical Environmental Feature down slope from you on Island Way.

As your intentions for increasing your impervious coverage have not changed since Rhett and I met with you and Brian at your duplex, we would like an opportunity to meet with you again to discuss options on how to increase your square footage for your family, within your existing footprint, without the need to increase your impervious coverage through upzoning.

The Island Way Homeowner's Association was supportive of the Lake Austin Task Force's recommendations and the City Council of Austin's unanimous action to establish the Lake Austin Overlay Zoning District. We support the regulatory controls added to the Austin Land Development Code to address the practice of upzoning, to improve management of Lake Austin and to promote, preserve, and protect Critical Environmental Features, such as the Rimrock on Island Way identified in the City of Austin's database.

Based on the regulations of the Lake Austin Overlay Zoning District, Island Way Homeowner's Association continues to believe that your hardship request for additional impervious cover up to 97% of the buildable 0-15% slope and adding an amenity such as a pool does not meet the qualifications for a variance as required by the Board of Adjustment. The existing impervious cover is now at 86%, which is far beyond the allowable 35%.

Over the years we have had good friends and neighbors reluctantly move when their families reached a tipping point on the need for more indoor square footage. Every resident on Island Way is in the same situation in terms of living small – less indoor space versus more outdoor space. It is not unique to your family. The square footage on your personal side of your duplex presently exceeds other residents on Island Way.

I have been a practicing residential architect in Austin for over 20 years. I would be glad to look at your duplex and offer my opinion on how you might create more efficient living space within your budget without increasing your impervious coverage.

Finally, thank you for your apology to Rhett and I, when we met with you and Brian, for having removed the trees, shrubs, and other vegetation above the rimrock, without notifying the families below. We believe that it will be beneficial in the future for all concerned, and for protection of this sensitive area over the Balcones Fault, Edwards Aquifer Recharge Zone, the Colorado River, Lake Austin, the drinking water source for us all, to discuss your intentions before the removal of additional trees takes place.

Sincerely,

Earl Fields
President, Island Way Homeowner's Association

Copy: Leane Heldenfels, Executive Liaison, Planning and Development Review

August 27, 2014

Dear Board of Adjustment Members:

I am a homeowner in the Island Way Condominium Complex located adjacent to and across the cul-de-sac from the applicant's lot. The character of the area of Island Way is one of multifamily residences. All lots on Island Way have been developed as multi-family. Four out of five of the lots on Island Way front onto Lake Austin.

Our neighborhood consists of many environmental features being in the Edwards Aquifer Recharge Zone. One of the most sensitive features is the Canyon Rimrock that extends through the middle of Island Way's cul-de-sac between the applicant's lot, at the top of the Canyon Rimrock, and the lots below that front onto Lake Austin.

Recently, Department of Watershed Protection staff Scott Hiers, Senior Environmental Scientist and John Clement, Environmental Program Coordinator visited the site and will submit the Canyon Rimrock into the city database for Critical Environmental Features. This Canyon Rimrock consists of caves, fragile rock outcroppings, and water seepage thru fissures that result in ferns, trees and other native vegetation growing directly out of the rock face. The applicant's home is very near the edge of the Canyon Rimrock overlooking the homes below.

There are eight homes at the base of this Canyon Rimrock. Some of us have lived there more than 30 years and we continuously experience falling rock and other debris coming off the Canyon Rimrock onto the roofs of our homes as well as our vehicles.

A few months ago, the applicant removed several tall trees and other vegetation at the top of the Canyon Rimrock which immediately caused a surge in the amount of falling rock and debris which we are still experiencing today.

We as homeowner's strongly feel that any further development on the applicant's lot would further compromise the already fragile integrity of this very sensitive Canyon Rimrock and would increase the danger to residents and property that would accompany any further development.

Page Two
Island Way Homeowner's Association

The applicant is asking for additional impervious cover up to 97% of the buildable 0-15% slope category. The existing impervious cover is now 86%, which is far beyond the allowable 35% and far beyond any reasonable minimum departure from the allowable 35% impervious cover.

I represent the majority of the Island Way Homeowner's Association in asking the Board to deny the applicant's variance request. I wish to correct for the record the applicant's proposal submitted for the August 11, 2014 hearing. Under Area Character #3 –it stated, "The variance request is supported by adjacent neighbors". None of the other residents on Island Way were aware of the variance request by the applicant until we received our letters in the mail from the City of Austin, Board of Adjustment.

In the future, if any development is proposed on the applicant's lot, we would like to respectfully request an environmental study be done to accompany any future requests.

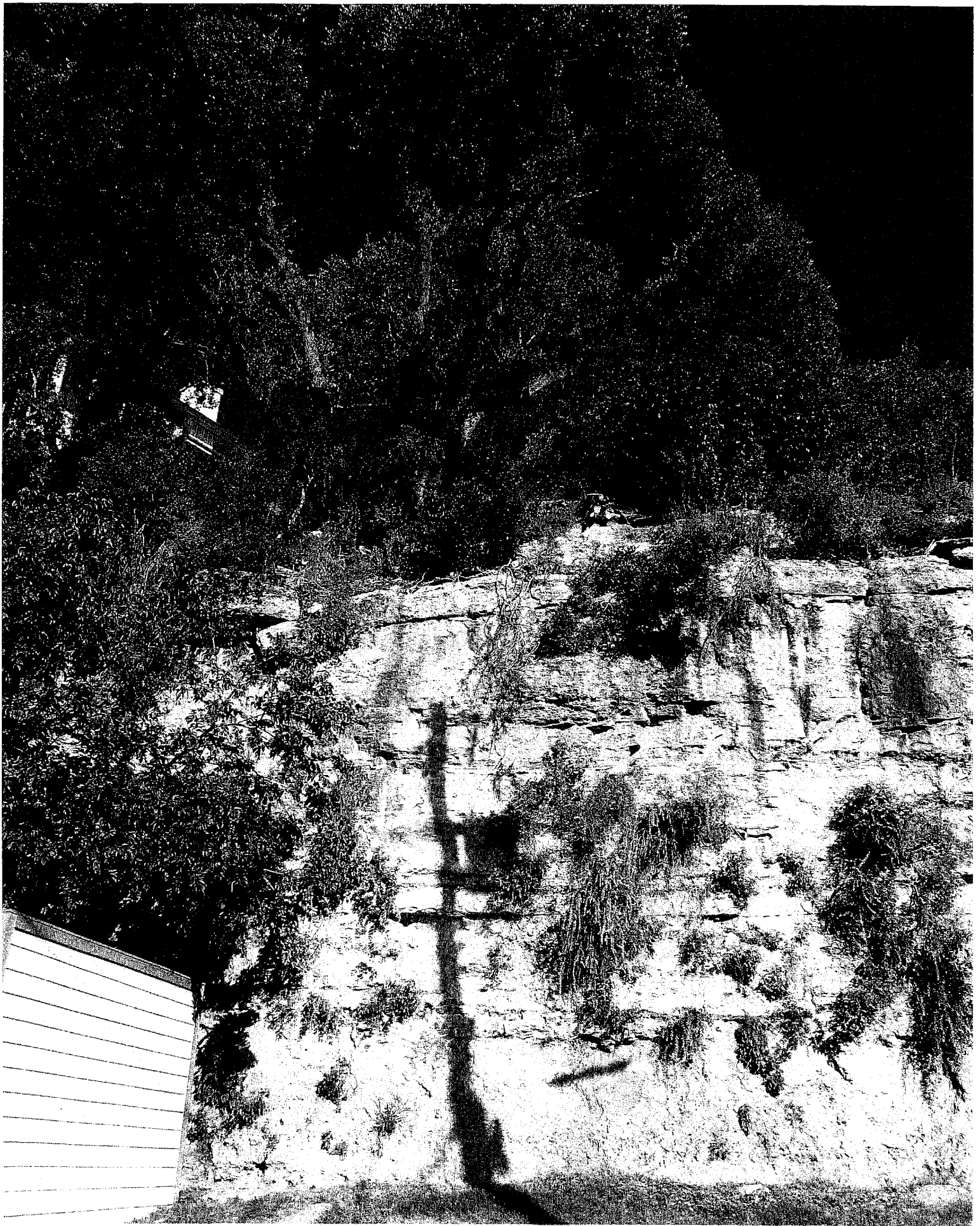
We are including some recent photos of the area and other visual aids to help you understand our concerns.

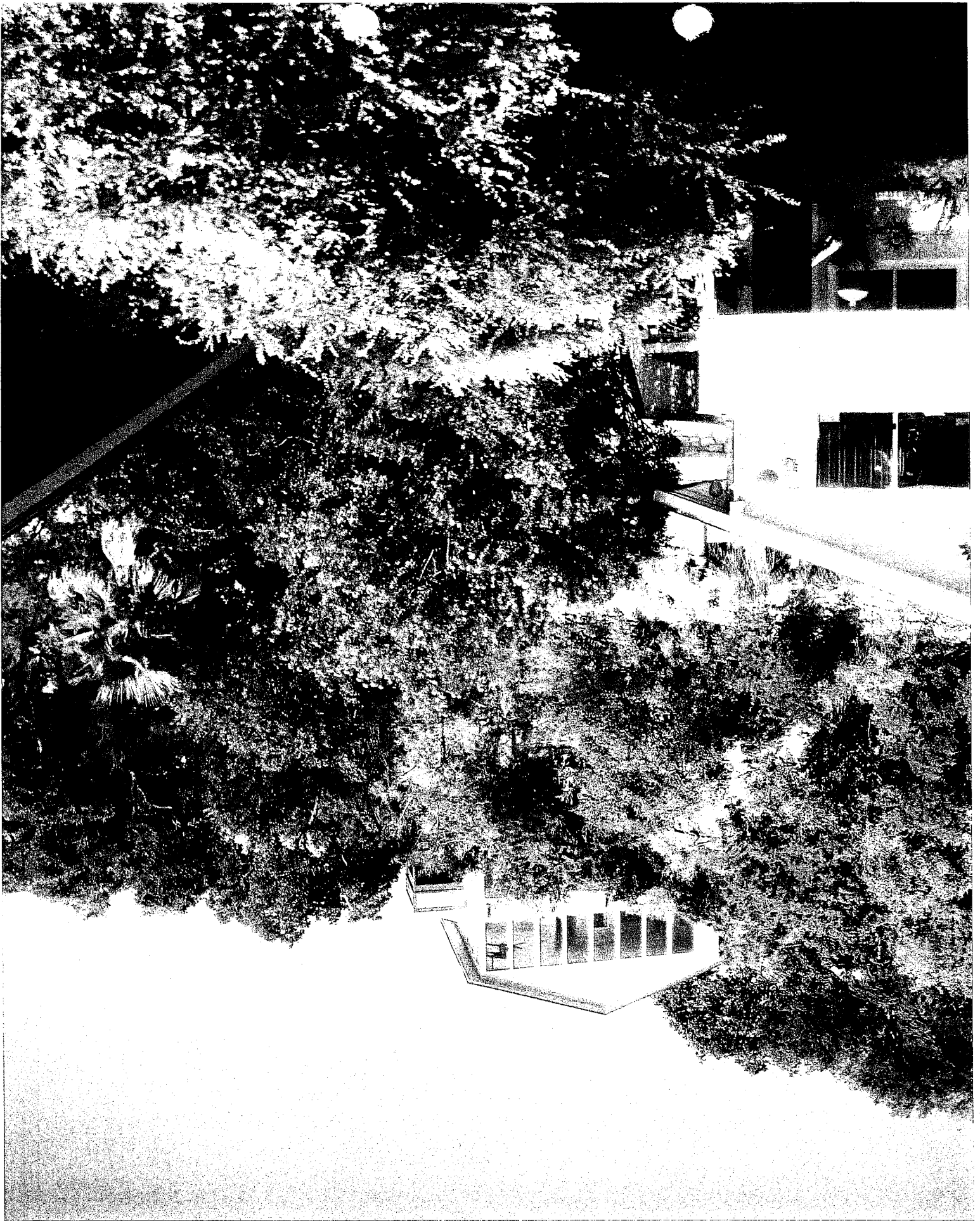
Thank you for your consideration of our concerns.

A handwritten signature in black ink, appearing to read "Earl Fields", with a stylized, cursive script.

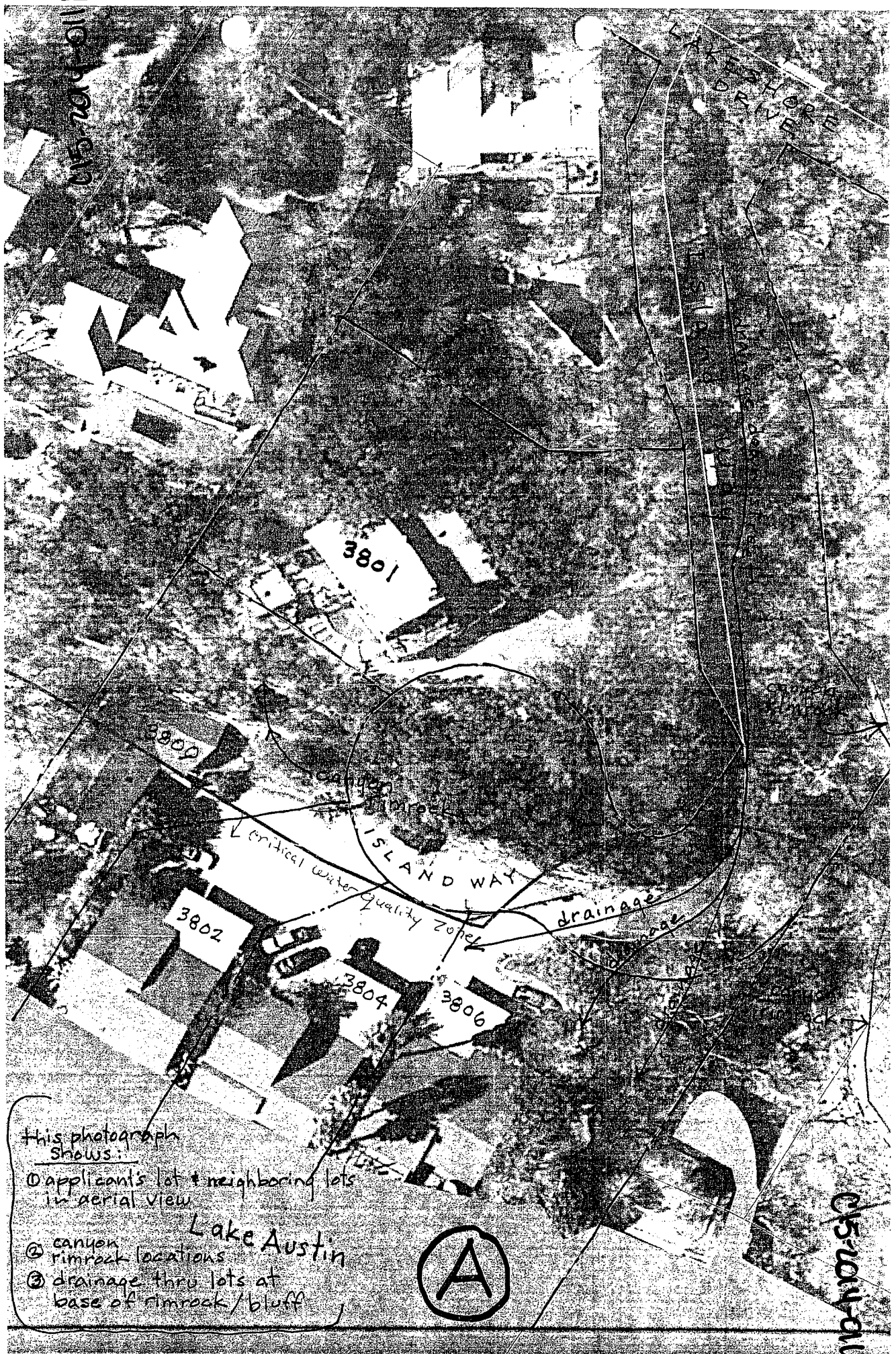
Earl Fields
President, Island Way Homeowner's Association

Copy: Island Way Homeowner's Association Members









this photograph shows:

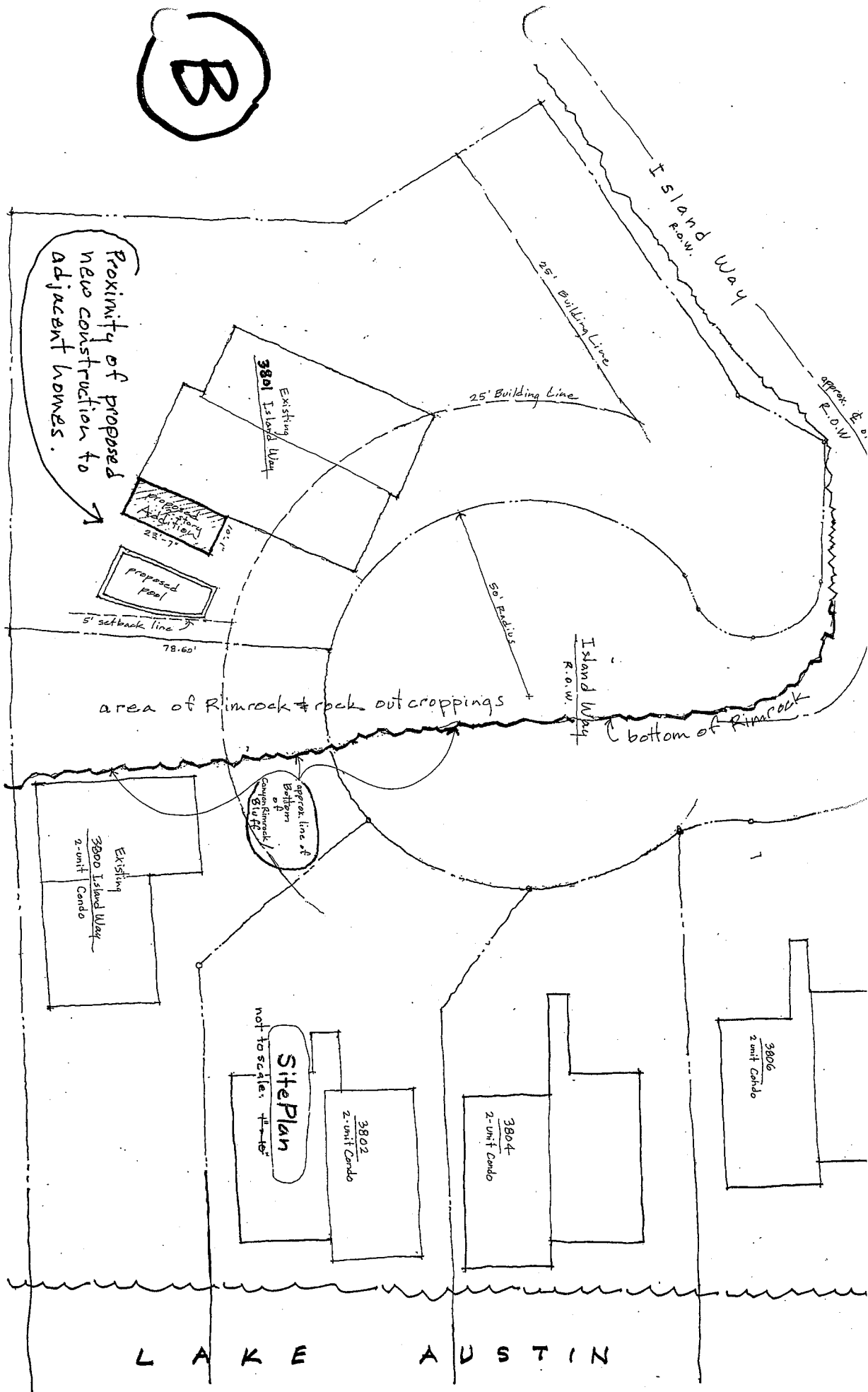
- ① applicant's lot + neighboring lots in aerial view
- ② canyon rimrock locations
- ③ drainage thru lots at base of rimrock/bluff

Lake Austin

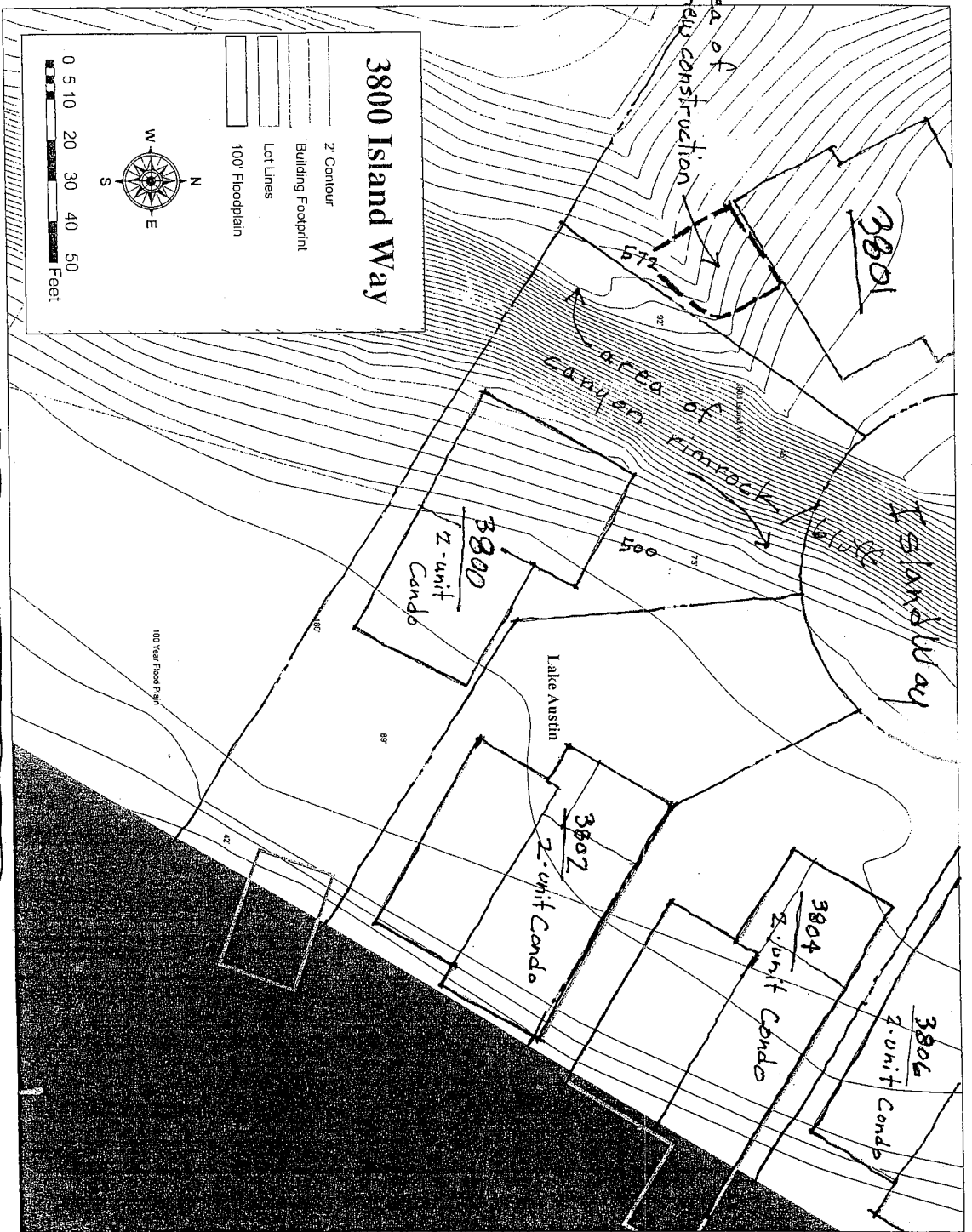
A

015-204-011

(B)



approx. area of
proposed new construction



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments received will become part of the public record for this case.

Case Number: C15-2014-0111, 3801 Island Way
Contact: Leane Heldenfels, 512-974-2302, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, August 11th, 2014

Leane Fields
Your Name (please print)

☒ I am in favor of object

3800 AT Island Way
Your address(es) affected by this application

Leane R. Heldenfels
Signature

9/8/2014
Date

Daytime Telephone: 512-327-3117

Comments:

I support the 1500 foot
stand on the 1500 foot
was proposed by the
submitted to the BOA

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department | 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-2934
Or scan and email to leaneheldenfels@austintexas.gov

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Contact: Leane Heltenfels, 512-974-2202, leane.heltenfels@austintexas.gov
Public Hearing: Board of Adjustment, August 11th, 2014

MARK VITTE
Your Name (please print)

3801 Island Way
Your address (if affected by this application)

9.8.2014
Date

Daytime Telephone: 512-327-1056

Comments:

I support the Island Way letter
Home Owners Association
as submitted to the BOA.

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department 1st Floor
Leane Heltenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leane.heltenfels@austintexas.gov

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Contact: Leane Heldentfels, 512-974-2202, leaneheldentfels@austintexas.gov
Public Hearing: Board of Adjustment, August 11th, 2014

Your Name (please print) Rhett Stone

☐ I am in favor
☐ I object

Your address(es) affected by this application 3802A & 3802B Island Way

Leane Heldentfels

Signature

Date

Daytime Telephone: (512) 370-0449

Comments:

I support the Island Way Amendment
Amendment because in that letter
submitted to the Board of Adjustment.

Note: any comments received will become part of the public record of this case

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City of Austin-Planning & Development Review Department/1st Floor
Leane Heldentfels

P.O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice); or*
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property, or proposed development;
- is the record owner of property within 500 feet of the subject property, or proposed development; or
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For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

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Case Number: C15-2014-0111, 3801 Island Way
Contact: Leane Heldentels, 512-974-2202, leaneheldentels@austintexas.gov
Public Hearing: Board of Adjustment, August 11th, 2014

AAAEK VIT+5
Your Name (please print)

3801 Island Way
Your address (as reflected by this application)

[Signature]
Signature

9.8.2014
Date

Daytime Telephone: 512-327-1056

Comments:

I support the Island Way Home Owners Association letter as submitted to the BOA

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/1st Floor
Leane Heldentels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldentels@austintexas.gov

Heldenfels, Leane

From: mark harries <~~markharries@earthlink.net~~>
Sent: Monday, September 08, 2014 11:46 AM
To: Heldenfels, Leane
Subject: Case #C15-2014-0111

3801 Island Way

Leanne and Board,

I am a member of the Island Way Homeowners association and my home is at 3806A island way. I stand with and support the letter sent by our Home Owners association in protest of the variance and application C15-2014-0111.

I am out of state, and do not have access to regular computer, fax, printer. Please let this e-mail represent my notice of protest.

Thank you,

-mark harries
Home owner
3806A island Way
Austin, TX 78746

512-347-1648
Via BlackBerry

CC

CC.5-2014-0111

3801 Island Way - LA Zoning Slope Information

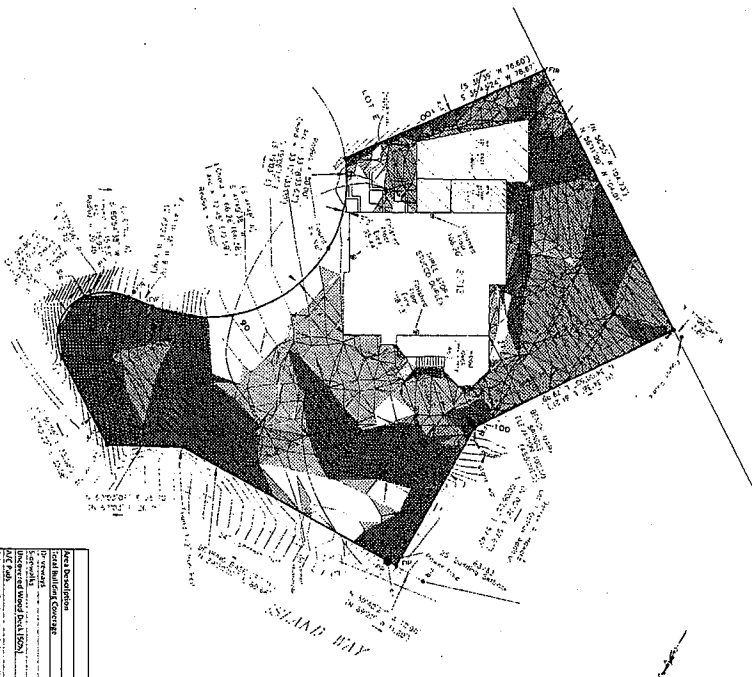
PERALES ENGINEERING, LLC

BUILDING AREA				
Area Description	Existing (SF)	New/Added (SF)	Removed (SF)	Total (SF)
Total Building Coverage	2,712.0	241.0	-	2,953.0
Driveways	2,784.0	-	-	2,784.0
Sidewalks	-	-	-	-
Uncovered Wood Deck (50%)	231.5	300.5	-	532.0
A/C Pads	-	-	-	-
Other (Pool Coping, Retaining Walls)	-	353.0	-	353.0
Total Site Coverage	5,727.5	894.5	-	6,622.0
Pool	-	217.0	-	217.0
Spa	-	-	-	-

LOT SLOPES		
Slope Range (%)	Area (SF)	% Total of Area
0 - 15	6642.0	35%
15 - 25	2676.0	14%
25 - 35	3660.0	19%
35 - Vertical	6097.0	32%
	19075.0	

LA ZONING IMPERVIOUS COVER CALCULATIONS							
Slope Range (%)	Max. Imp. Cover (%)	Area (SF)	Max Imp. Allowed (SF)	Existing Impervious Cover (SF)	Total Existing Imp. Cover (%)	Total Proposed Imp. Cover (SF)	Total Proposed Imp. Cover (%)
0 - 15	35%	6,642.0	2,324.7	5,530.5	83%	6,425.0	97%
15 - 25	10%	2,676.0	267.6	197.0	7%	197.0	7%
25 - 35	5%	3,660.0	183.0	-	-	-	-
35 - Vertical	0%	6,097.0	-	-	-	-	-
TOTALS (SF)		19,075.0	2,775.3	5,727.5	6,622.0		

9/8/2014, 10:38 AM



0 10 20 40 60
SCALE: 1" = 20'

LEGEND

- Boundary / Note to User
- Existing Contour
- Proposed Contour
- Proposed Building

Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%	0.5'	6,412 SF
2	15.00%	25.00%	0.5'	2,516 SF
3	25.00%	35.00%	0.5'	3,460 SF
4	35.00%	VERTICAL	0.5'	4,997 SF
TOTAL: 19,075 SF				

Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%	0.5'	2,512 SF
2	15.00%	25.00%	0.5'	0 SF
3	25.00%	35.00%	0.5'	0 SF
4	35.00%	VERTICAL	0.5'	0 SF

Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%	0.5'	643 SF
2	15.00%	25.00%	0.5'	0 SF
3	25.00%	35.00%	0.5'	0 SF
4	35.00%	VERTICAL	0.5'	0 SF

Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%	0.5'	643 SF
2	15.00%	25.00%	0.5'	0 SF
3	25.00%	35.00%	0.5'	0 SF
4	35.00%	VERTICAL	0.5'	0 SF

Area	Area	% Total of Area
6,412 SF	33.6%	33.6%
2,516 SF	13.2%	13.2%
3,460 SF	18.2%	18.2%
4,997 SF	26.0%	26.0%
TOTAL	19,075 SF	100.0%

Area	Area	% Total of Area
6,412 SF	33.6%	33.6%
2,516 SF	13.2%	13.2%
3,460 SF	18.2%	18.2%
4,997 SF	26.0%	26.0%
TOTAL	19,075 SF	100.0%

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TOTAL	19,075 SF	100.0%

PERALES ENGINEERING, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-12013

3801 ISLAND WAY
AUSTIN TEXAS
SLOPE MAP
(LA ZONING)

DATE: 5/21/14
DRAWN BY: JAP
DESIGNED BY: JAP, AR
REVIEWER: JAP
PROJECT No: 002.001

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Case Number: C15-2014-0111, 3801 Island Way

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 8th, 2014

Valle D. Jastiri

Your Name (please print)

2009 Lakeshore Drive 78746

Your address(es) affected by this application



Signature

(512) 568-4511

Daytime Telephone:

9/5/14

Date

Comments:

I have reviewed the proposed
improvements to the Pitel's
property and I am in support.

Note: Any comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leane.heldenfels@austintexas.gov

315-2014-011

BOARD OF ADJUSTMENT (BOA)/SIGN REVIEW BOARD (SRB)

June 14, 2004

One Texas Center

505 Barton Springs Road, Room 325

CALL TO ORDER – 5:30 P.M.

____ Herman Thun	* ____ Barbara Aybar	* ____ Frank Fuentes	* ____ Leane Heldenfels
Chair	Vice-Chair		
* ____ Betty Edgemond	____ Bruce Shelton	____ Cathy French	* ____ Laurie Virkstis
	(SRB Only)	(SRB Only)	(Alternate)
____ Leroy Vaughn			
(Alternate)			

ORDER OF PROCEDURE

1. Chair calls meeting to order
2. Staff presents the variance request
3. Chair calls on those FAVORING the request
 - a. Applicant's presentation (5 minutes)
4. Chair calls on those OPPOSING the request
 - a. Presentation (5 minutes)

If more than one wanting to speak, it is suggested
one person be selected as spokesperson
5. Applicant is given opportunity to answer objections stated (2 minutes)
Upon the motion of any member and a positive vote by a majority of
The Board, or upon a ruling by the Chair, these time limits may be equitably
extended.
6. The public hearing may be closed and no further testimony is taken from
the public (unless requested by the Chair).
7. Questions from the Board
8. When the public hearing is closed, the Board shall make a recommendation
9. If motion is for approval, findings of fact are stated in support of the approval

**CITIZENS WISHING TO SPEAK BEFORE THE BOARD MUST REGISTER BY
SIGNING IN WHERE INDICATED BY BOARD SECRETARY.**

Any interested party aggrieved by a decision of the Board of Adjustment may appeal the Board's decision to a District Court. The petition must be submitted within ten (10) days after the date the decision is filed in the Board's office (Local Government Code 211.011). Decisions of the Sign Review Board may be appealed to City Council.

POSTED: June 10, 2004

TIME: 3:00 P.M.

4. **C15-04-067 Claude Benayoun for Mueller Family Partnership**
1612 S. Congress Avenue

The applicant has requested a variance to decrease the minimum front yard setback for a Neighborhood Mixed Use requirement of Section 25-2-1504(5)(a) from 5 feet to 0 feet in order to maintain an existing commercial building in a "CS-CO-NP", Commercial Services-Conditional Overlay-Neighborhood Plan zoning district.

POSTPONED TO JULY 12 MEETING

5. **C15-04-069 Tomas Leal**
3705 Garden Villa Lane

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492(D) from 5 feet to 3.5 feet in order to complete the installation of a mobile home in an "MH", Mobile Home zoning district.


POSTPONED TO JULY MEETING FOR PICTURES

6. **C15-04-070 Jay Gordon for David Berry**
3916 Avenue H

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492(D) from 10 feet to 7 feet in order to erect and complete exterior stairs for a two-family residential use in an "SF-3", Family Residence zoning district.


POSTPONED TO JULY FOR BETTER FINDINGS

7. **C15-04-072 Ken Vaughn for Ted Lloyd**
3801 Island Way

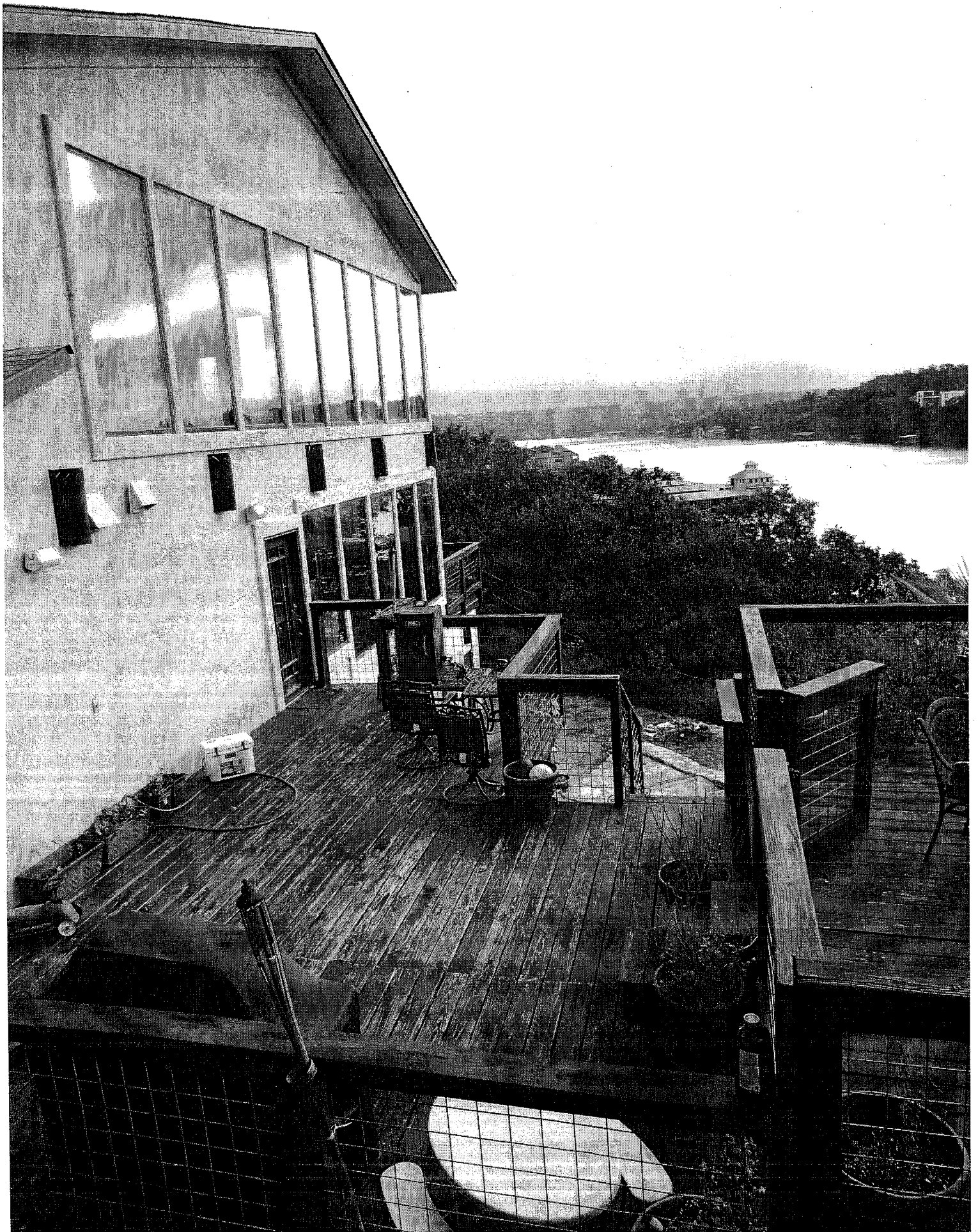
 The applicant has requested a variance to decrease the minimum side street property line requirement of Section 25-2-492 (D) from 15 feet to 0 feet in order to maintain a carport and deck structure for an existing single family residence in an "LA", Lake Austin zoning district.

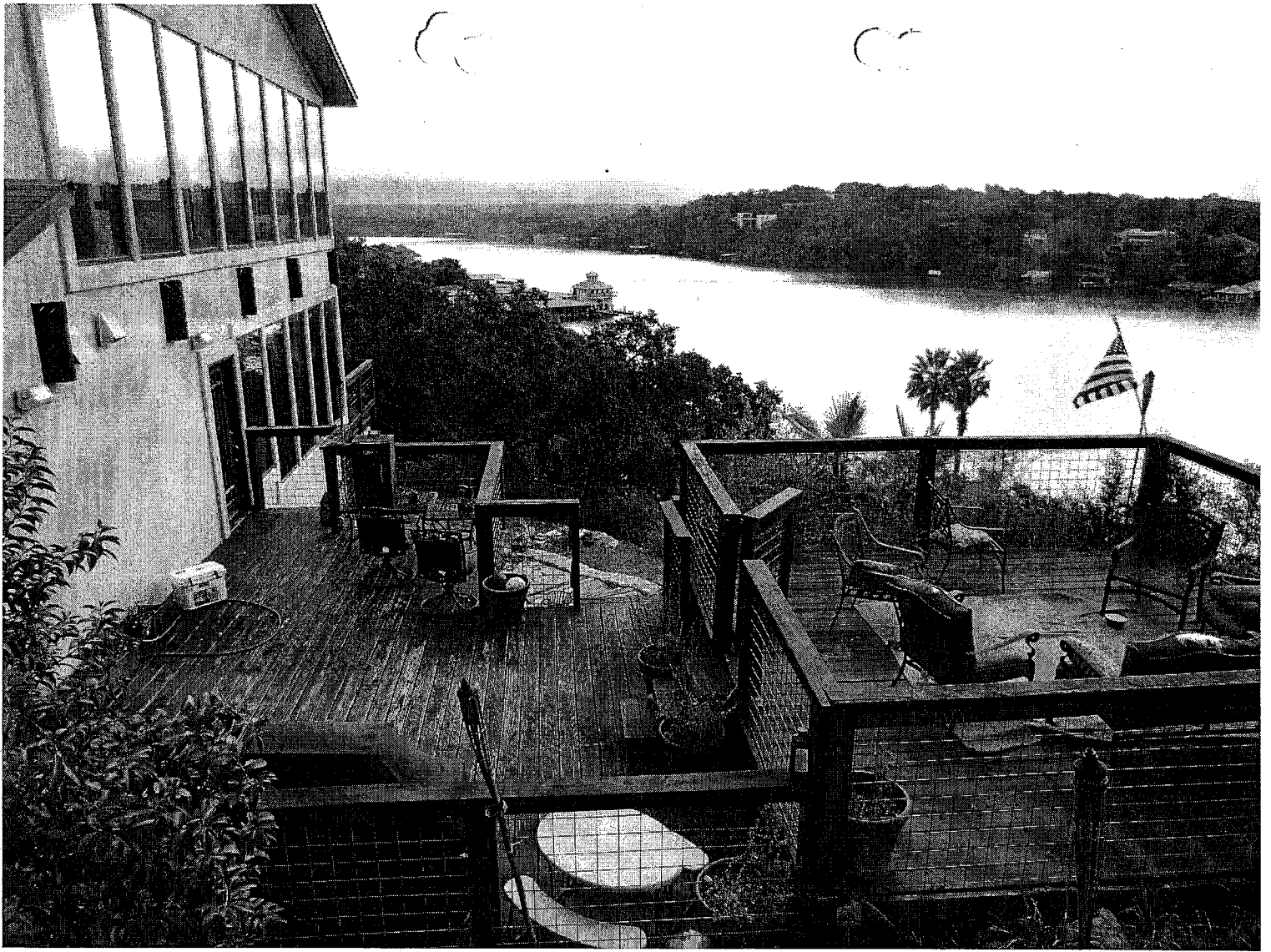
GRANTED 5-0

8. **C15-04-074 John L. Sanchez**
2911 East 5th Street

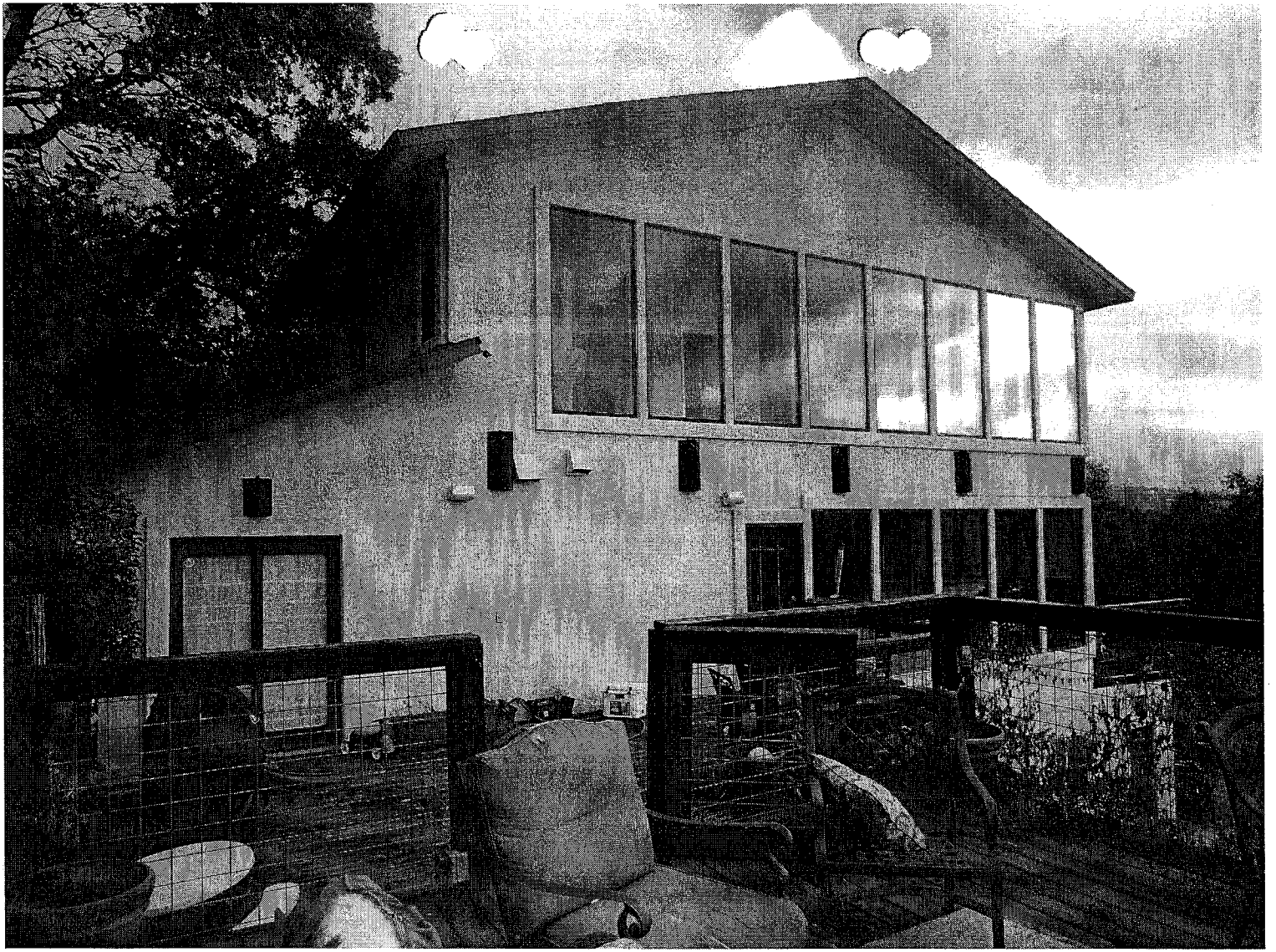
 The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492(D) from 7,000 square feet to 6,785 square feet in order to erect a duplex residential use in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

7-2014-0111





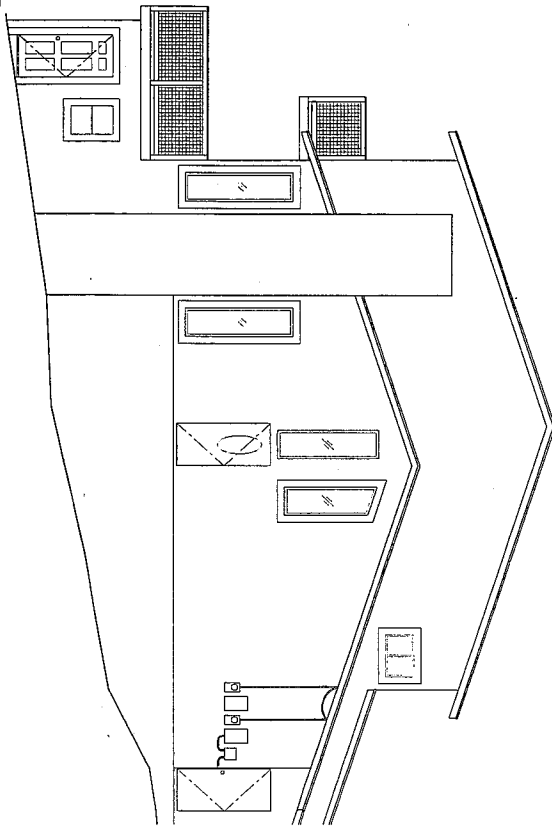
C15-2014-0111



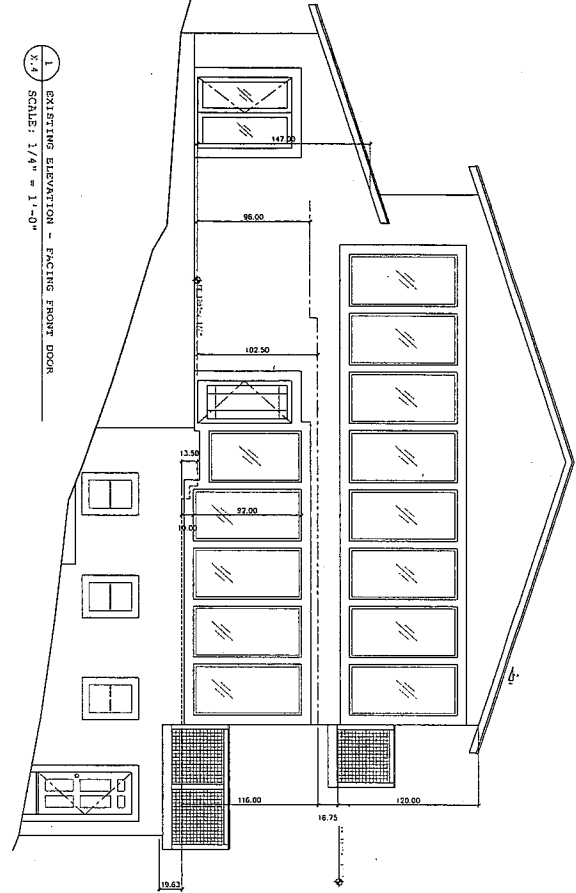
C15-2014-0111

C15-2014-0111

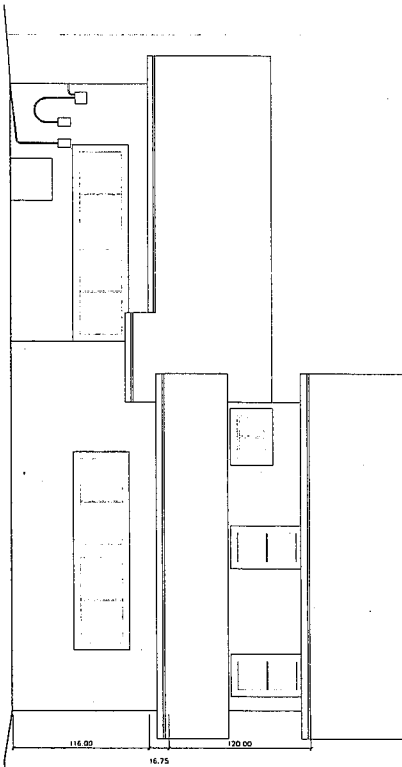
3
X.3
SCALE: 1/4" = 1'-0"



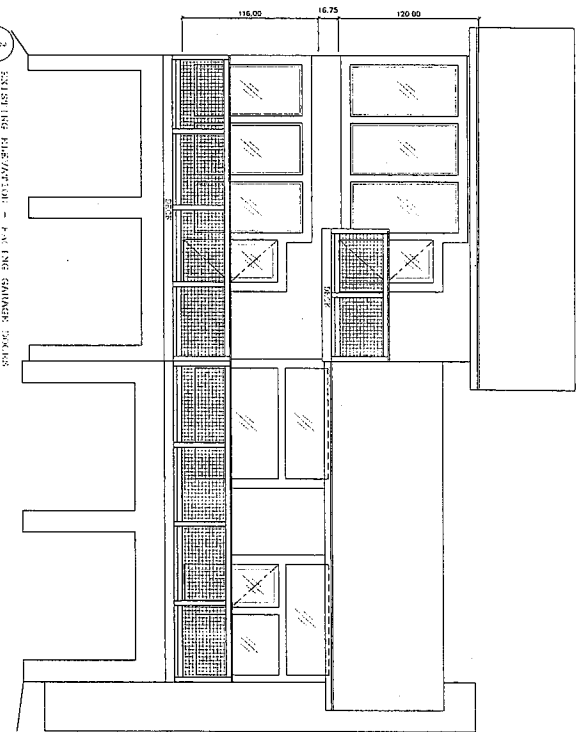
1
X.1
SCALE: 1/4" = 1'-0"



4
X.4
SCALE: 1/4" = 1'-0"



2
X.2
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

X.4

PATEK HOUSE
3801 ISLAND WAY
AUSTIN, TEXAS 78746

atlantis architects
4117 guadalupe street - studio B
austin texas 78751
ph 512.452.7800 fax 452.7801
atlantisarchitects.com

CITY OF AUSTIN

Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, August 11, 2014

CASE NUMBER: C15-2014-0111

_____ Jeff Jack
 _____ Michael Von Ohlen
 _____ Ricardo De Camps
 _____ Bryan King
 _____ Vincent Harding
 _____ Will Schnier - Melissa Hawthorne-out
 _____ Sallie Burchett

APPLICANT: Phyllis Loflin Patek

OWNER: Phyllis Loflin Patek


ADDRESS: 3801 ISLAND WAY


VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-551 (C) (3) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35% (required) to 97% (requested) in order to remodel an existing structure, add an attached guest house and pool and change the use from duplex to single family in a “LA”, Lake Austin zoning district.

BOARD'S DECISION: POSTPONED TO September 8, 2014

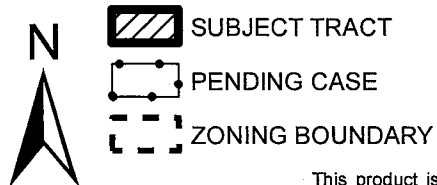
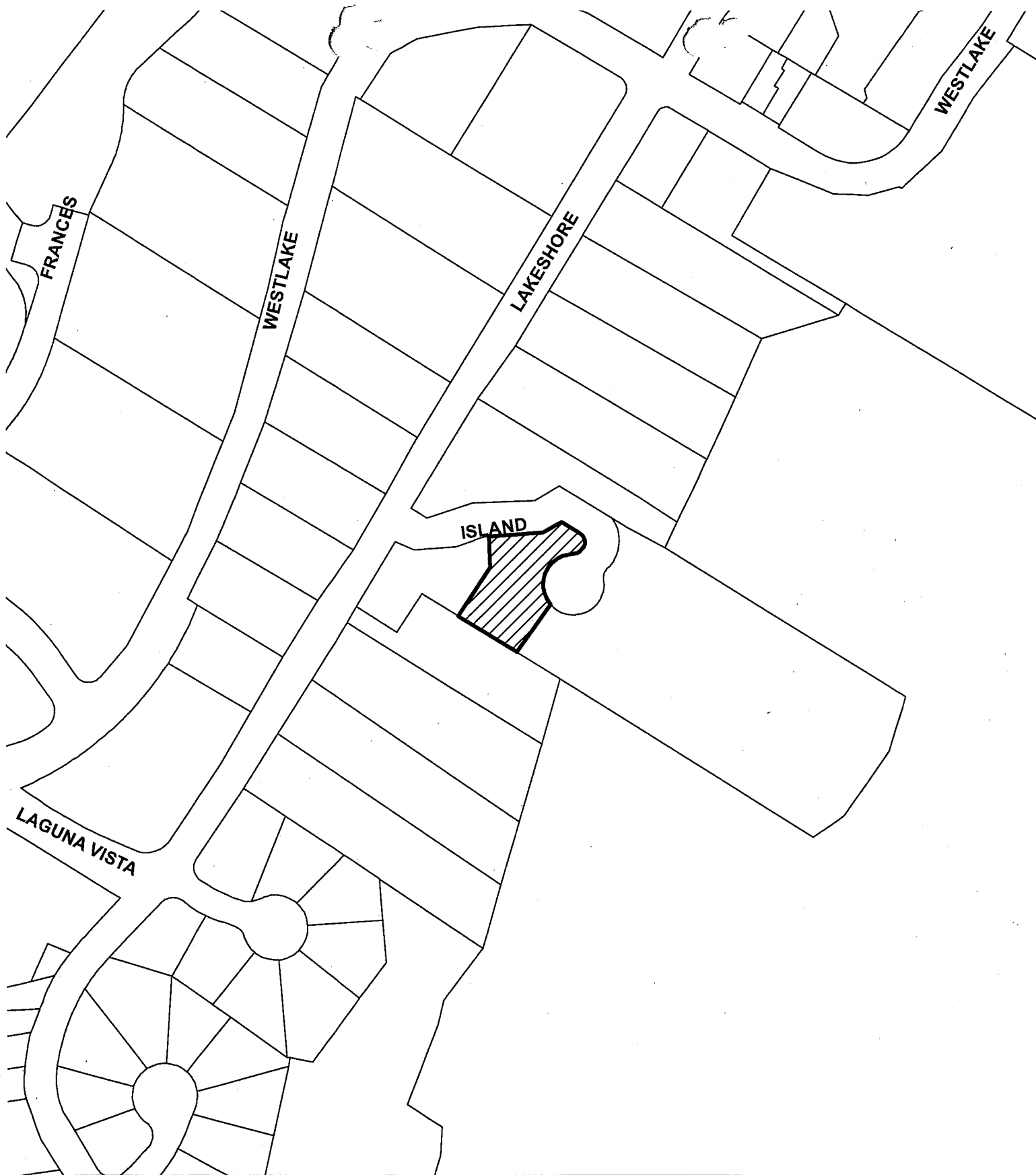
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman



CASE#: C15-2014-0111
Address: 3801 ISLAND WAY



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

Heldenfels, Leane

C15-2014-0111

From: Phyllis Patek <~~b.patek@outlook.com~~>
Sent: Monday, August 11, 2014 8:19 AM
To: Heldenfels, Leane; 'Phyllis Loflin'; 'Jerry Perales, P.E.'
Cc: brian_patek@yahoo.com
Subject: BofA meeting tonight

Leane,

We just got back in town yesterday. I realized after checking our mail why we have been getting calls from all of our neighbors. The letter sent out was confusing and somewhat misleading to our neighbors. The variance request states that we want to increase our impervious cover to 97% but doesn't state the current percentage that the existing home is already at. It also states we want to add an attached guest house instead of stating we would like to change our use from a duplex to a single family with a guest house. With all this being said some of our neighbors thought we wanted to pour concrete on 97% impervious cover and add a whole new guest house. I was wondering if we could postpone until the first meeting in September so we can clear this up with our neighbors and get all of their support. Please let me know. Sorry for the last minute request.

Phyllis Patek

From: Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]
Sent: Tuesday, August 05, 2014 3:20 PM
To: Phyllis Loflin; 'Phyllis Patek'; Jerry Perales, P.E.
Subject: Site plan of proposed, letters

Hi Phyllis – take a look at what evidence we have for your BOA case so far (austintexas.gov/click on development/click on online tools/click on search case information/click on search information/type in address or case number, c15-2014-0111/ scroll down to bottom of page and click on view attachments to see all info we have received so far).

I had a neighbor call that received the notice and went to the link w/ case information and advised he couldn't find the proposed site plan showing where the pool was to be located and couldn't find letters from neighbors that he said is referred to in a letter from either you or Jerry.

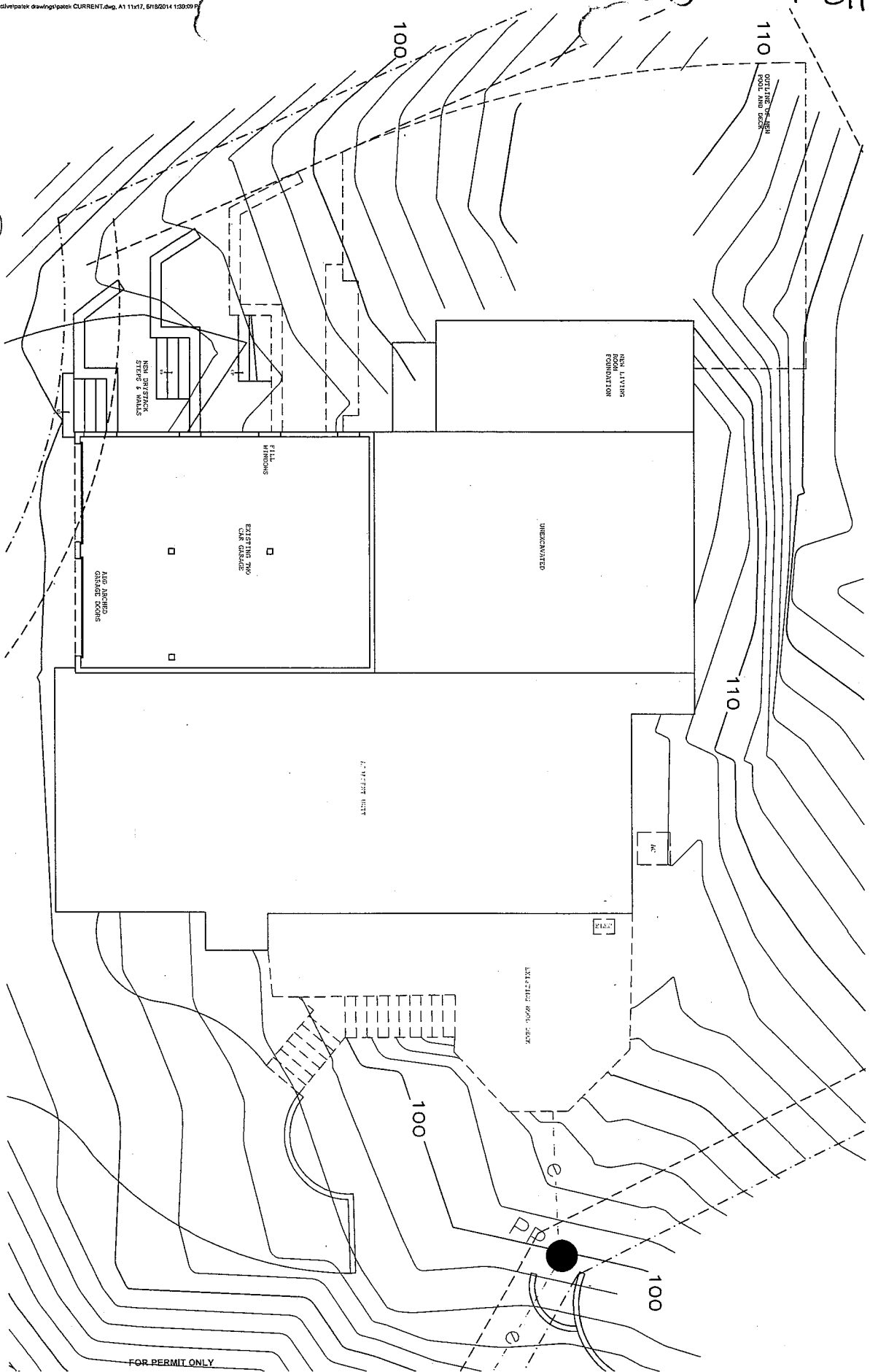
He lives on a lot below yours and wants this additional information, if possible, before he sends back the notice comment form.

If you want to reply and attach these items I will include them in the Board's late back up packet and will send them to the inquiring neighbor as well, Earl Fields.

Thanks,
Leane

C15-2014-0111

1
A.1
PROPOSED LOWER GARAGE FLOOR
SCALE: 1/8" = 1'-0"



18 JUNE 14

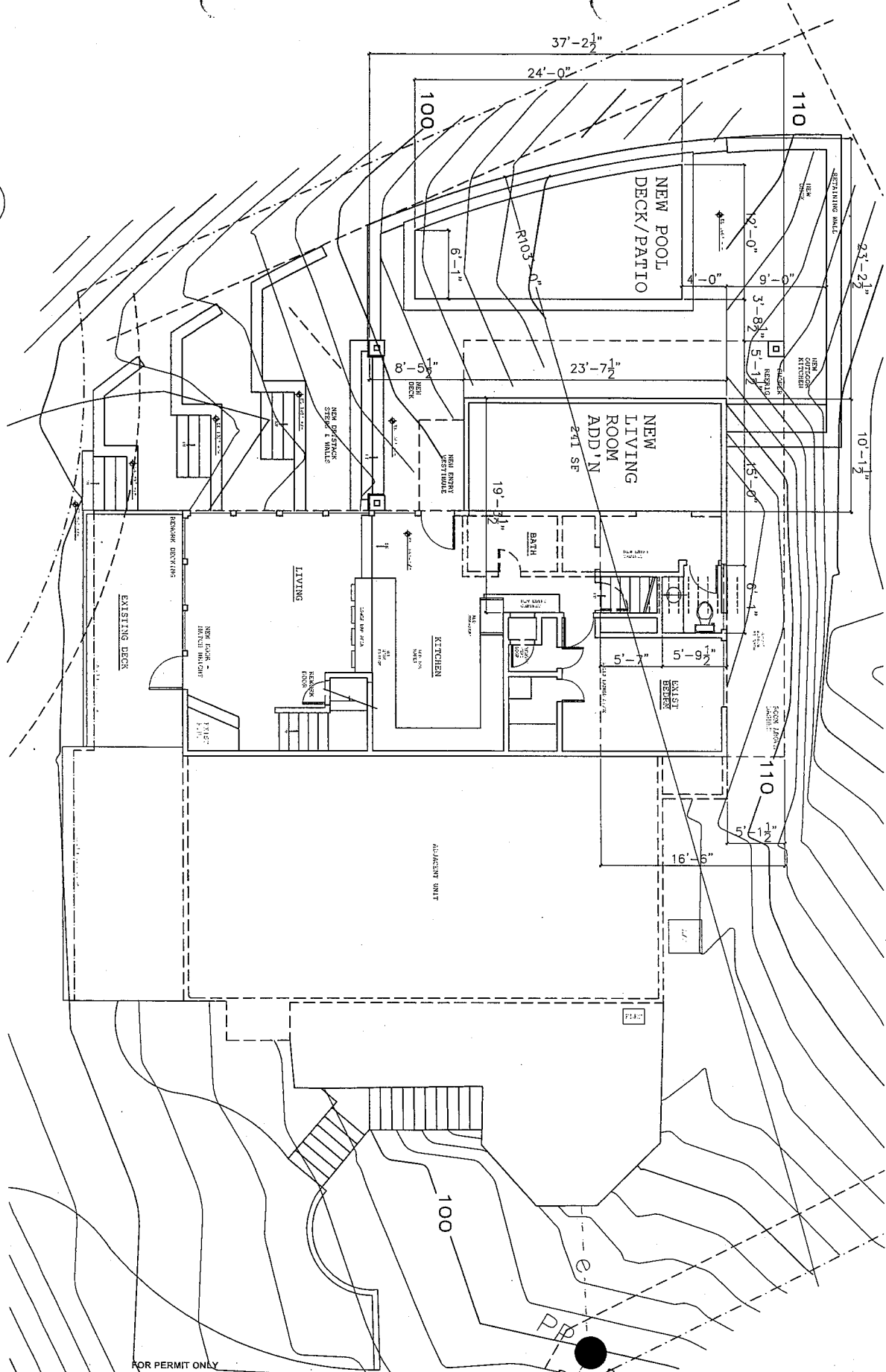
A-1

PATEK HOUSE
3801 ISLAND WAY
AUSTIN TEXAS 78746

atlantis architects
4117 guadalupe street - studio E
austin texas 78751
ph 512.452.7800 fax 452.7803
atlantisarchitects.com

CY 2014-0111

1 PROPOSED MAIN FLOOR
A.2 SCALE: 1/8" = 1'-0"



FOR PERMIT ONLY

18 JULY 14

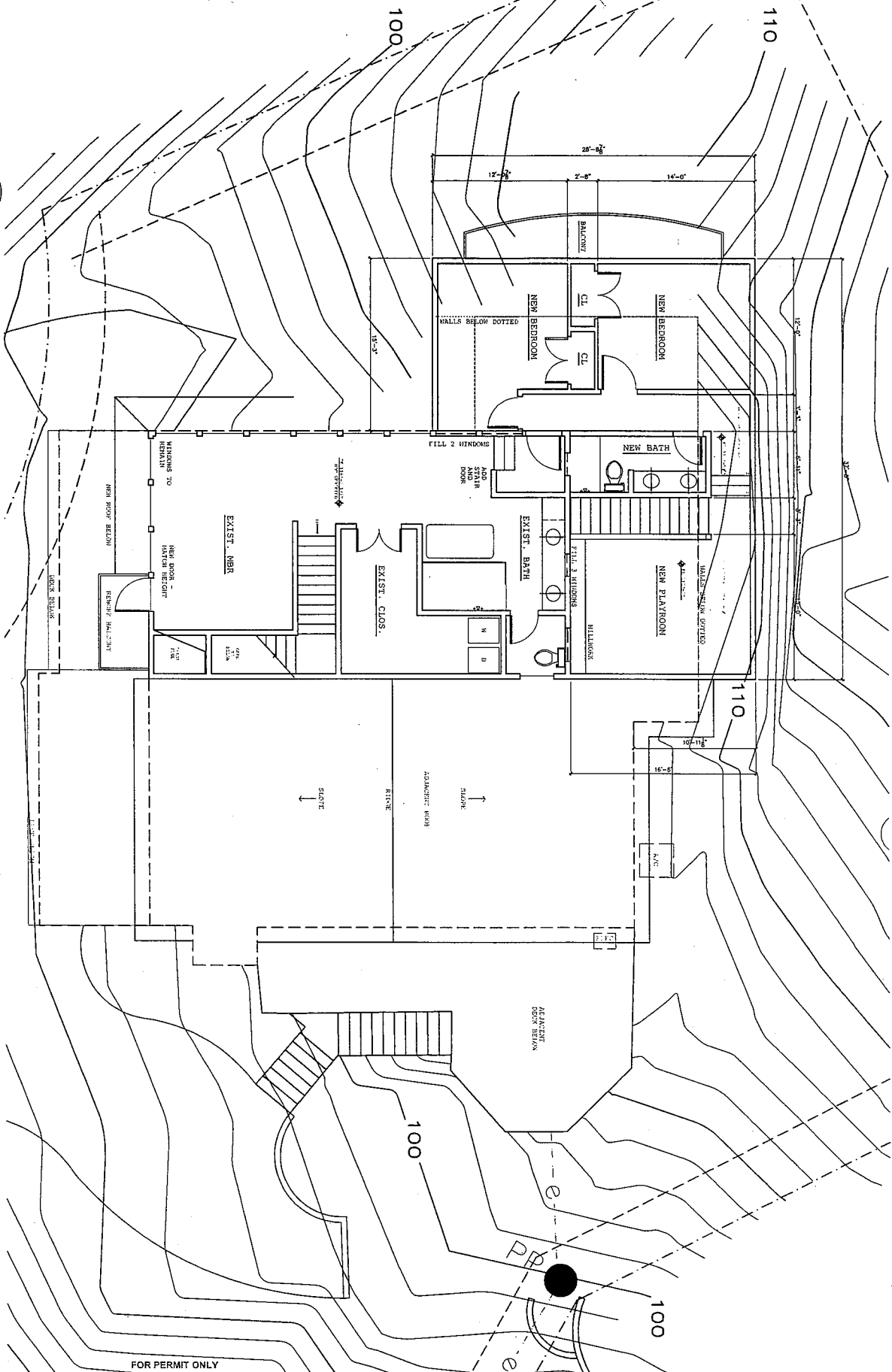
A-2

PATEK HOUSE
3801 ISLAND WAY
AUSTIN TEXAS 78746

atlantis architects
4117 guadalupe street - studio f
austin - texas 78755
ph 512.452.7800 fax 452.7801
atlantisarchitects.com

C15-2014-0111

1
A-3
PROPOSED MAIN FLOOR
SCALE: 1/8" = 1'-0"



FOR PERMIT ONLY

A-3

PATEK HOUSE
3801 ISLAND WAY
AUSTIN TEXAS 78746

atlantis architects
4117 guadalupe street - studio E
austin texas 78751
ph 512.452.7800 fax 452.7801
atlantisarchitects.com

15-2014-0111

To Me; JANELLE DEMERATH

Aug 4 at 11:58 AM

To whom it may concern,

I have reviewed the plans for the proposed variance for the above referenced property proposed for the Patek residence. As the owner of an adjoining property, 3804A Island Way, I am in support of this variance. I am currently out of town and will not be able to addend the hearing or sign any documents, please accept this email in lieu of any alternative form of support.

Best regards,

Justin Demerath

[Reply](#), [Reply All](#) or [Forward](#) | [More](#)

5-2014-0111



I, _____, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land Development Code. The variance would allow me the ability to _____

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Valla Dyfari	2009 Lakeshore Dr	

Heldenfels, Leane

From: mark harries ~~markharries@earthlink.net~~
Sent: Wednesday, August 06, 2014 10:46 AM
To: Heldenfels, Leane
Subject: Case 0111 3801 Island Way

C19-2014-0111

Ms. Heldenfels,

I am an owner at 3806A Island Way, an adjoining property to the subject property. I wish to object to the proposed variance request for 3801 Island Way.

My property and my immediate neighbors are DOWN grade from the subject and very vulnerable to run-off, landslides, erosion, or any other activity that can alter or disturb the very fragile CLIFF between our properties and the subject site.

For example, there has been a history of the subject site removing trees on the cliff; that caused a significant amount of rocks and top soil to come over the cliff and onto our property. This during the present drought, so we continue to be very concerned as to what will happen when the rains return. This is a potential life safety and property damage concern.

It is also our understanding that to present duplex nature of the subject property will continue to be at least 1/2 rental property. Amongst other issues, this creates parking density concerns.

Finally, it is my understanding that the subject property and the Island Way Condos (which I am a member) share a water main. Our water pressure is already very low and I have a concern that the proposed improvements will further negatively impact that with more potential demands (people, bathrooms, a swimming pool, etc).

Thank you for your and the Board's consideration.

Mark Harries
Owner
3806A Island Way
Austin Tx 78746

PUBLIC HEARING INFORMATION

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Case Number: C15-2014-0111, 3801 Island Way
Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, August 11th, 2014

Michael Jean Haggerty
Your Name (please print) ☐ I am in favor of object

2003 Lakeland Dr
Your address(es) affected by this application

Signature *Michael Jean Haggerty* Date 8/8/14

Daytime Telephone: 512-784-7383

Comments: *Leanne,*

We request a postponement for this hearing. Although we liked the idea of a view over the lake, we have not been able to visualize the detailed plans. We have been out of town. We return to Austin Aug 13 and will be unable to go to the meeting at 18th Street. We will use the form to comment, it may be returned to: Leanne Heldenfels, City of Austin-Planning & Development Review Department/1st Floor, P.O. Box 1088, Austin, TX 78767-1088. Or fax to (512) 974-2934. Or scan and email to leanne.heldenfels@austintexas.gov

Note: any comments received will become part of the public record. This case will go to the meeting at 18th Street. We will use the form to comment, it may be returned to: Leanne Heldenfels, City of Austin-Planning & Development Review Department/1st Floor, P.O. Box 1088, Austin, TX 78767-1088. Or fax to (512) 974-2934. Or scan and email to leanne.heldenfels@austintexas.gov

CASE# CL5-2014-011
ROW# 11153180
TAX# 0119090301

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: _____

LEGAL DESCRIPTION: 3801 Island Way Subdivision – Island Way

Lot(s) 1 Block: NA Outlot: NA Division NA I/We Brian and

Phyllis Patek on behalf of ourselves as authorized agent for

the aforementioned property affirm that on July 15, 2014, hereby apply for a

hearing before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)**

___ ERECT ___ ATTACH ___ COMPLETE X REMODEL ___ MAINTAIN

in a LA – Lake Austin
Residence district.
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence
supporting the findings described below. Therefore, you must complete each of the applicable
Findings Statements as part of your application. Failure to do so may result in your application
being rejected as incomplete. Please attach any additional support documents.**

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The current zoning rules created after construction have left this site an existing violation limiting the ability of the homeowner to convert the site to a single family residence. The current development on the site is a duplex with greater than 45% impervious cover. The proposed plan will attempt to mimic the existing impervious cover but will still exceed the maximum impervious cover limitation allowed by zoning. Furthermore, this site can be no less than 2 acres in net site area. This site is currently 0.4379 acres according to the tax records.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

This property was originally developed as a duplex residential project. This site was since incorporated into the LA residential zoning category which made the site an existing violation due to its impervious cover and construction on slopes.

- (b) The hardship is not general to the area in which the property is located because:

The homes in the area are all large lots that have been developed as single family residential homes. This home site cannot be converted to a single family residence as it has existing violations due to the City's incorporation of the LA zoning category for this site.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

This variance will allow this site to be in character with the area adjacent to the property and will be more closely in conformance with the adjacent property owners which are large lot single family residential sites. There are no other duplexes in this area. The variance request is supported by the adjacent neighbors. Letters of support have been provided with this request.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

This site is currently being used as a single family residence instead of a duplex. With this less dense land use there is less traffic than anticipated from the constructed land use.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

The existing land use of single family residential will be less dense than the constructed use of a duplex. Therefore traffic and loading will be unchanged with the granting of this variance.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

The intent of the zoning ordinance was to establish a large lot residential development sensitive to Lake Austin. This site is currently being used a single family residence and granting of this variance will allow the development to be remodeled to a single family residential home from a duplex residential property. This reduction in site density can only bring the site closer to compliance with the Ordinance.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

The desired land use is single family residential as is dictated by the site's zoning. This variance will allow the development to be remodeled to a single family residential home from a duplex residential property. This reduction in site density can only bring the site closer to compliance with the Ordinance.

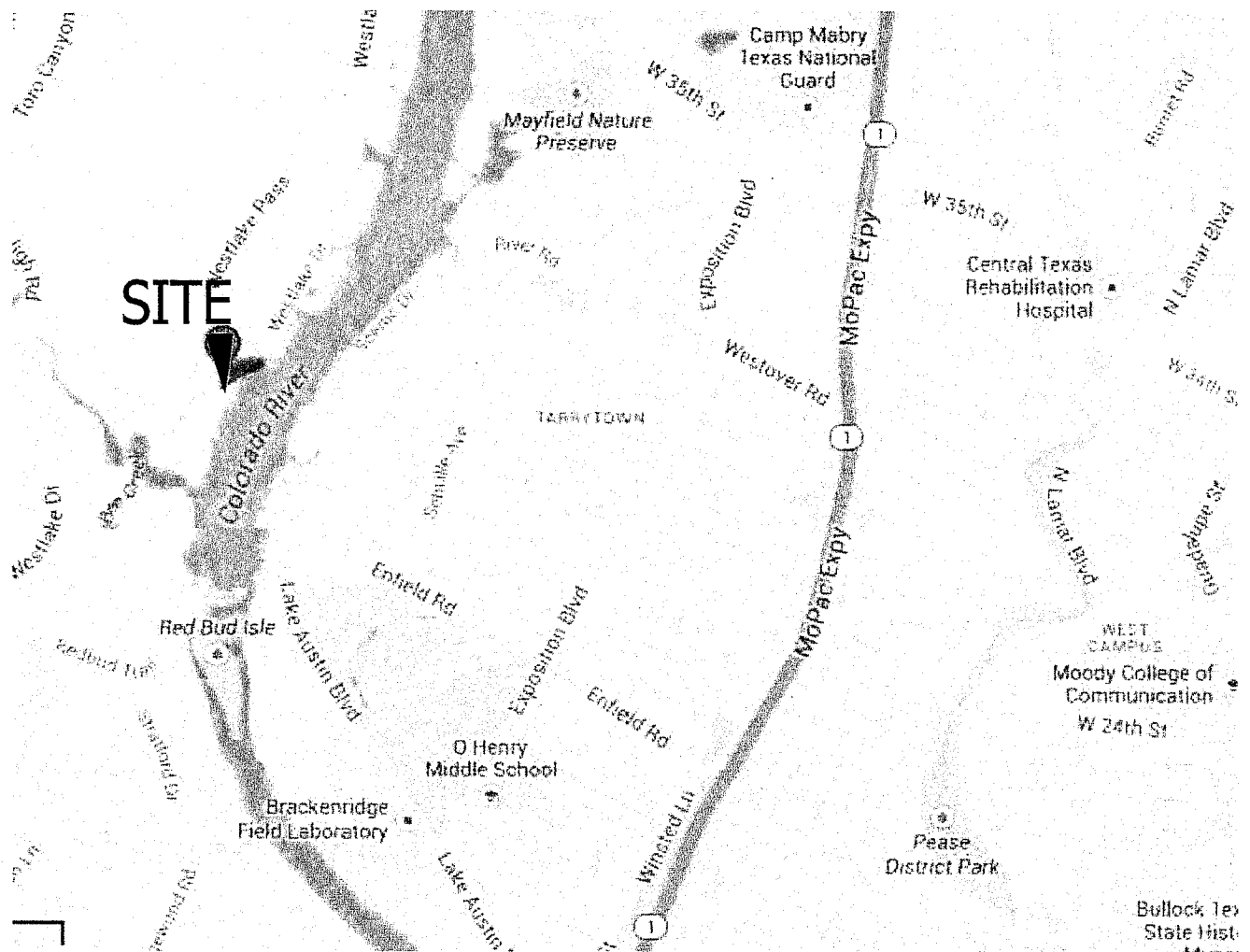
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Phyllis Patek Mail Address 3801 Island way
City, State & Zip Austin, TX 78746
Printed Phyllis Patek Phone 512-799-8500 Date 7/15/14

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Phyllis Patek Mail Address 3801 Island way
City, State & Zip Austin, TX 78746
Printed Phyllis Patek Phone 512-799-8500 Date 7/15/14



VICINITY MAP

NTS

PERALES ENGINEERING, L.L.C.
 Land Development and
 Environmental Consulting Services
 T.S.P.E. # F-12013

3801 ISLAND WAY
AUSTIN TEXAS



PERALES ENGINEERING, LLC

Land Development and Environmental Consulting

July 15, 2014

Mr. Greg Guernsey
Director
Planning and Development Review
505 Barton Springs Rd.
Austin TX, 78703

RE: Engineer's Summary Letter – 3801 Island Way

Dear Mr. Guernsey:

Please except this letter and application materials as our formal submittal for a Board of Adjustment Variance. The project site is to be located at 3801 Island Way. We have included a vicinity map for your convenience. This site is zoned Lake Austin Residential (LA). The zoning category for this site was previously SF-3 and was developed as a duplex lot. The lot was then rezoned with the adopted LA zoning category. This lot was never in compliance with the LA zoning category with minimum lot size or development on slopes. Furthermore the existing impervious cover for the site exceeds the limits imposed by the LA zoning ordinance.

We are proposing to convert the duplex to a single family residence. To accomplish this remodel of the existing violating structure, a variance is required. We have provided exhibits depicting both the existing and proposed conditions of the site. The exhibits show the existing and proposed impervious cover in tabular form as well as graphically.

This site has been previously platted as Island Way (A Resubdivision of the Ostrov Addition), COA Case Number C8S-72-112. This site is located within the City of Austin Grid No. G25. The Travis County Appraisal District parcel number associated with this site is 0209060816.

The site is located over the Edward's Aquifer Recharge Zone according to the City of Austin and the TCEQ. There is no FEMA delineated floodplain within the site. The project site is situated in Bee Creek Watershed which is classified as a water supply rural watershed. The drainage from this site flows directly to the ROW and on to Lake Austin.

Sincerely,

Jerry Perales, PE
President

BUILDING AREA				
Area Description	Existing (SF)	New/Added (SF)	Removed (SF)	Total (SF)
Total Building Coverage	2,712.0	241.0	-	2,953.0
Driveways	2,784.0	-	-	2,784.0
Sidewalks	-	-	-	-
Uncovered Wood Deck (50%)	231.5	300.5	-	532.0
A/C Pads	-	-	-	-
Other (Pool Coping, Retaining Walls)	-	353.0	-	353.0
Total Site Coverage	5,727.5	894.5	-	6,622.0
Pool	-	217.0	-	217.0
Spa	-	-	-	-

LOT SLOPES		
Slope Range (%)	Area (SF)	% Total of Area
0 - 15	6642.0	35%
15 - 25	2676.0	14%
25 - 35	3660.0	19%
35 - Vertical	6097.0	32%
	19075.0	

LA ZONING IMPERVIOUS COVER CALCULATIONS					
Slope Range (%)	Max. Imp. Cover (%)	Area (SF)	Max Imp. Allowed (SF)	Total Proposed Imp. Cover (SF)	Total Proposed Imp. Cover (%)
0 - 15	35%	6,642.0	2,324.7	6,425.0	97%
15 - 25	10%	2,676.0	267.6	197.0	7%
25 - 35	5%	3,660.0	183.0	-	-
35 - Vertical	0%	6,097.0	-	-	-
TOTALS (SF)		19,075.0	2,775.3	6,622.0	

Heldenfels, Leane

From: Camou, Juan
Sent: Wednesday, July 23, 2014 8:14 AM
To: Heldenfels, Leane; Phyllis Patek
Cc: P.E. Jerry Perales; Brian Patek
Subject: FW: Attached Image
Attachments: 1528_001.pdf

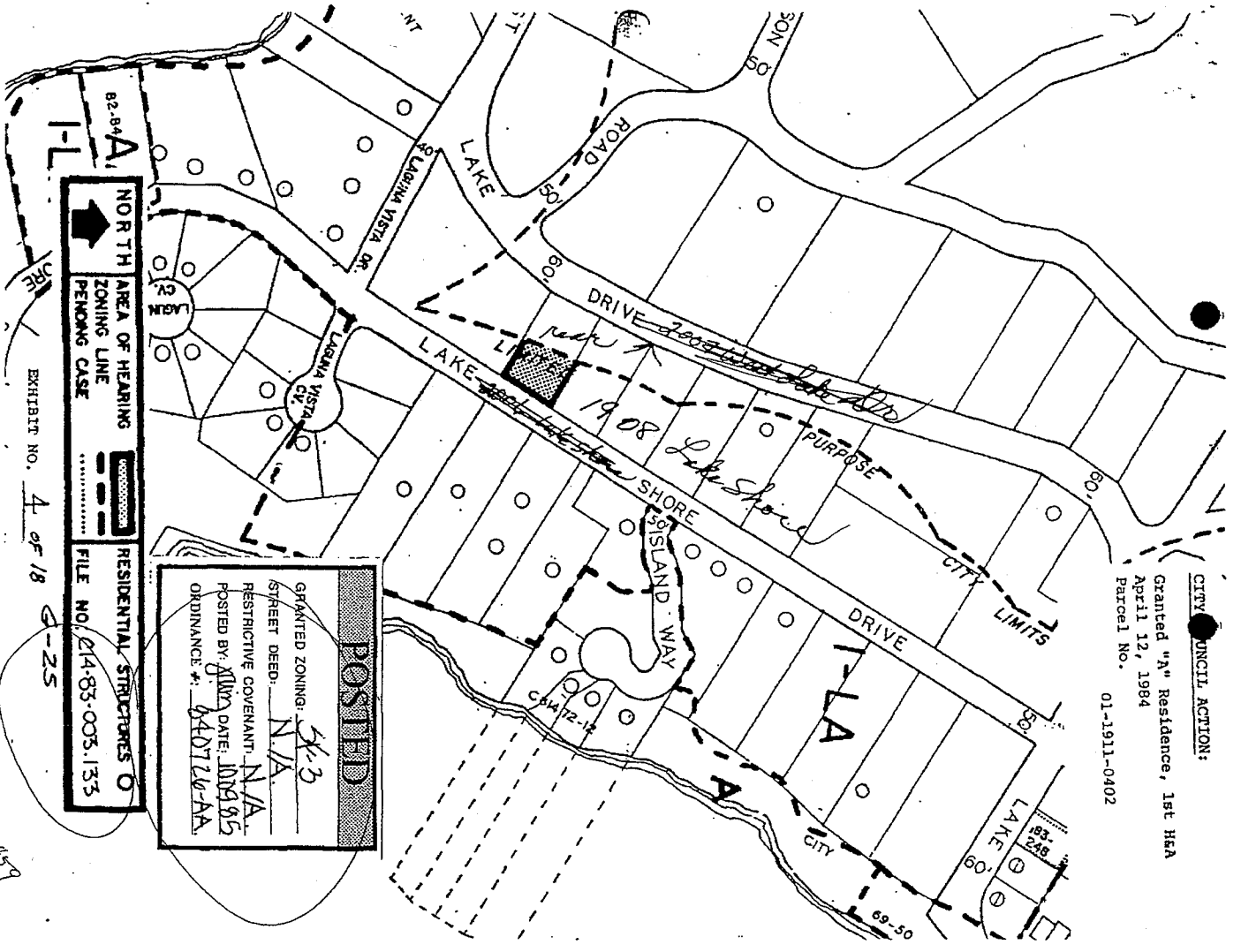
Leane,

I met with the owner a couple of times in regards to this property. It is hard to give you answer without doing a thorough review on how much impervious cover they would need. But, from what I can remember this property was permitted under zone A plus first height and area district in the early 70's. The property was then rezoned to SF-3 and shortly after that rezoned to LA. Because the property had a zoning that allowed for an impervious cover based on the lot size and not per slope interval, today it will not meet our current regulations. Also, please be aware that once a noncomplying structure or coverage is removed it would lose its status. Therefore the owner was advice to seek a variance.

Please see the attached information.

Respectfully,
Juan P Camou

CITY COUNCIL ACTION:
 Granted "A" Residence, 1st H&A
 April 12, 1984
 Parcel No. 01-1911-0402



POSTED
 GRANTED ZONING: 4-3
 STREET DEED: N/A
 RESTRICTIVE COVENANT: N/A
 POSTED BY: ALMA DATE: 10/19/85
 ORDINANCE #: 640720-AA

82-84 A. NORTH AREA OF HEARING ZONING LINE PENDING CASE
RESIDENTIAL STRUCTURES
FILE NO. 214-83-003.133

EXHIBIT NO. 4 of 18 8-25

220459

ADDRESS:
3801 ISLAND WAY
AUSTIN, TEXAS 78746

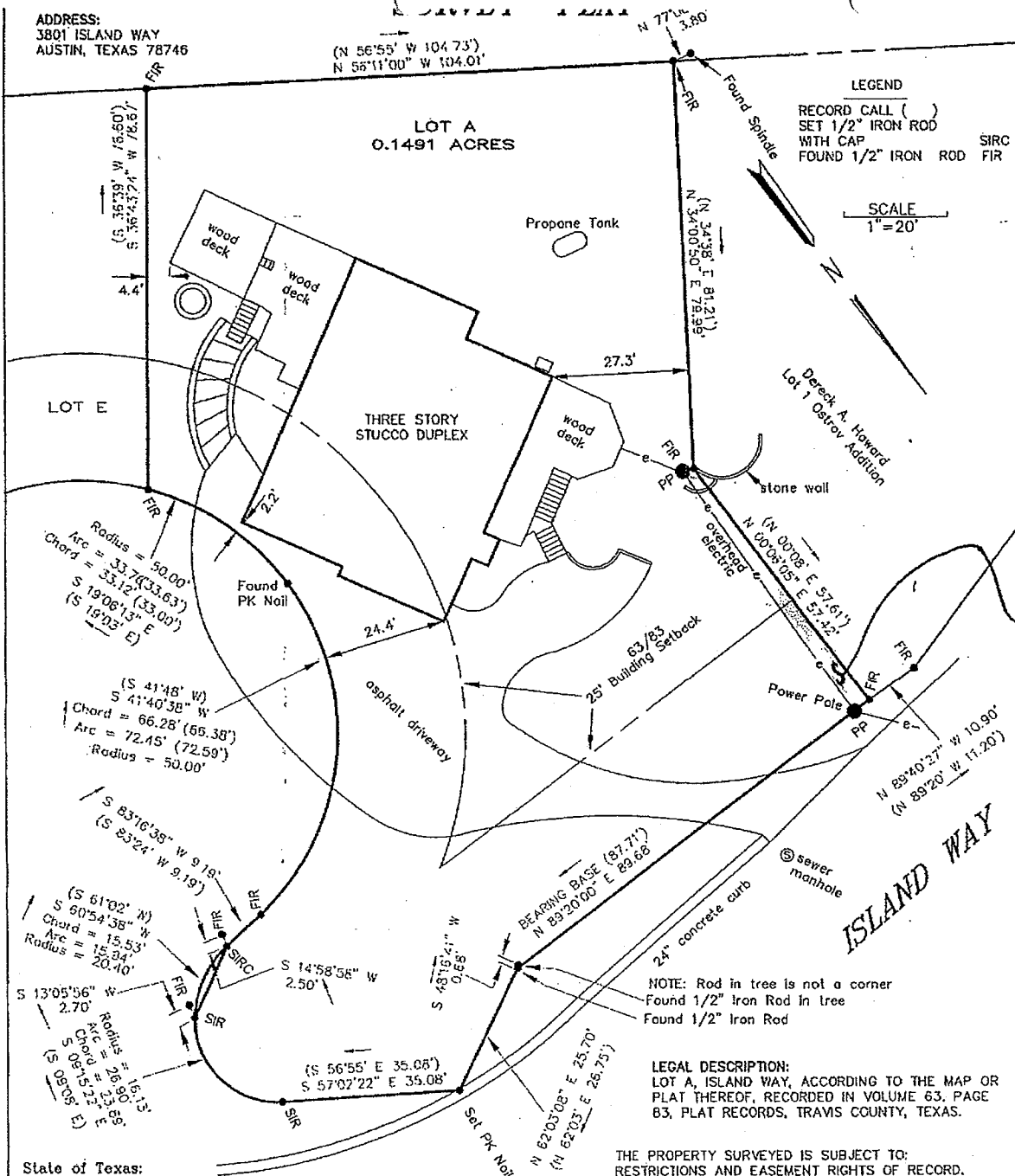
(N 56°55' W 104.73')
N 56°11'00" W 104.01'

LOT A
0.1491 ACRES

LEGEND

RECORD CALL ()
SET 1/2" IRON ROD
WITH CAP
FOUND 1/2" IRON ROD
SIRC
FIR

SCALE
1"=20'



(E-218-1974)

F.V.I
I ATTACHED A
EXEMPT THAT
I FOUND TO BE
A PART OF YOUR
LOT, AS IT IS
DESCRIBED ON
YOUR WEST LINE
FOLLOWING OR
FACILITIES

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Coleman and Associates, a private corporation duly chartered and existing under the laws of the State of Texas, with its principal place of business in Travis County, Texas, acting herein by and through its President W. R. Coleman, hereunto duly authorized.

for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant to the City of Austin, a municipal corporation situated in Travis County, Texas, the right to enter and place, construct, operate, repair, maintain and replace electric lines and systems, and to allow telephone lines to be constructed and maintained when placed on the same pole facilities, and to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep them clear of said electric lines and systems, upon, along and across the following described tract of land situated in Travis County, Texas:

That certain tract of land situated in the
Survey, and described in a deed from Island Way, Ltd.
to Coleman and Associates
dated November 30, 1970 and appearing of record in Volume
3971 at Page 2147 of the Deed Records of Travis County,
Texas,

A strip of land five (5) feet in width, same being out of and a part of Lot A of Island Way, a subdivision in Travis County, Texas, as appears of record in Book 63, Page 83, Plat Records of Travis County, Texas, the centerline of said strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north line of the above said Lot A, of the above said subdivision, said north line also being the south right-of-way line of Island Way, and from which point of beginning the northwest corner of said lot bears S. 89°20' W., 2.5 feet;

THENCE following a line 2.5 feet from and parallel with the west line of said lot, S. 00°08' W., a distance of 58 feet to point of termination.

To have and to hold the same perpetually unto the City of Austin and to its successors and assigns, together with the right and privilege at any and all times to enter said premises for the purposes hereinabove stated and for the further purposes of inspecting said lines and systems whenever necessary, and of relocating and removing the same.

The undersigned _____ covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that the words used in the masculine gender shall be construed to read in the feminine.

WITNESS my hand this the 28 day of June, 1974.

COLEMAN AND ASSOCIATES

BY:

W. R. Coleman, President

3801 Island Way

W.O.# 1277

THE STATE OF TEXAS,

County of.....

BEFORE ME,.....

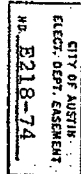
a Notary Public in and for

County, Texas, on this day personally appeared.....

known to me to be the person..... whose name..... is/are subscribed to the foregoing instrument, and acknowledged to me that.....
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this..... day of..... A. D. 19.....

Notary Public..... County, Texas.



THE STATE OF TEXAS

TRAVIS

County,

Easement and
Right of Way

FROM

COLEMAN AND ASSOCIATES

TO

THE CITY OF AUSTIN

THE STATE OF TEXAS,

County }

I, County Clerk in and for said County, hereby certify that the within Conveyance was filed in my office for record on the..... day of..... 19..... at..... o'clock..... M., and duly recorded by me on the..... day of..... 19..... in Book..... Records of Deeds of said County, at page..... Given under my hand and seal of office the day and year last above written.

County Clerk..... County, Texas
By..... Deputy.

THE STATE OF TEXAS,

County of.....

BEFORE ME,.....

a Notary Public in and for

County, Texas, on this day personally appeared.....

wife of..... known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said..... acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this..... day of..... A. D. 19.....

Notary Public..... County, Texas.

THE STATE OF TEXAS,

Travis

County of.....

BEFORE ME,.....

a Notary Public in and for

Travis

County, Texas, on this day personally appeared.....

W. R. Coleman,

President of..... COLEMAN AND ASSOCIATES..... of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of COLEMAN AND ASSOCIATES..... and as the President thereof, and for the purposes and consideration therein expressed.

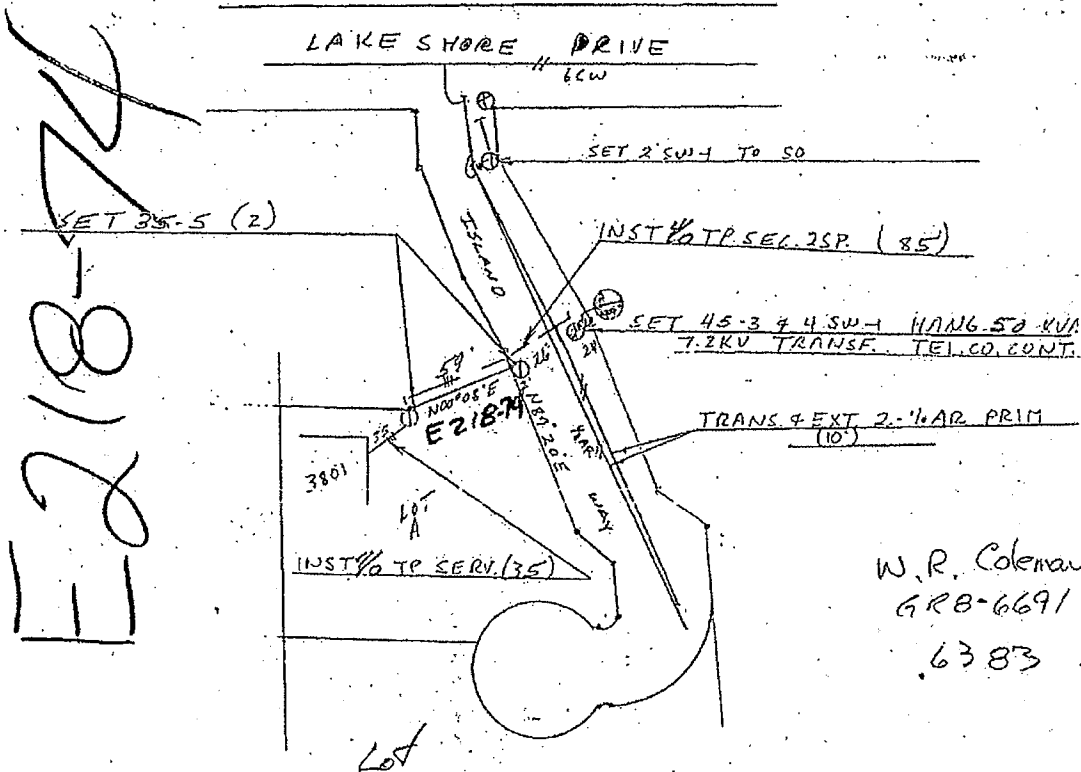
GIVEN UNDER MY HAND AND SEAL OF OFFICE this..... day of..... A. D. 19..... 74

Notary Public..... County, Texas.

F Island Way, Ltd.
T. Coleman & Assoc.
D. Nov 30, 1970
V3971 P247

Lot A
Island Way
63 P83

11711



W.R. Coleman
GRB-6691
6383

Inst 50 KVA 7.2KV TRANSF

Henry Wetzel
327-0137

CITY OF AUSTIN ELECTRIC DEPARTMENT			
TEL. CO. - E	ADDRESS 3801 ISLAND WAY		
T.V. CO. - C	PROPERTY OWNER	PHONE	
UTILITIES	REASON N 10 C	C	
EASEMENT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	SUBD. RESUB LT. 2 OSTRON ADDITION		
CONST. ARM ARMLESS	LOT NO. A	BLK. NO.	
SURVEYOR REC'D 7-74	CUSTOMER LEON CARPENTER PHONE 444-4132		
LOAD 10 30	ELECTRICIAN	PHONE	
SURVEYED BY C.S.	DATE 6-7-74	SPOT LOCATION R.F.	
ENGINEER APV'D DRC	DATE 6-10-74	FOREMAN	
DATE COMPLETED	DATE REQUIRED		
KNOWN CORNER	BEARINGS	TIE DOWN	
DISTANCES	TIE ST. INTERSECTION		

ADDRESS: 3801 Islands Way PERMIT 136571 PLAT FILE

LOT: A SUB. 181780 Islands Way

BLOCK — OUTLOT

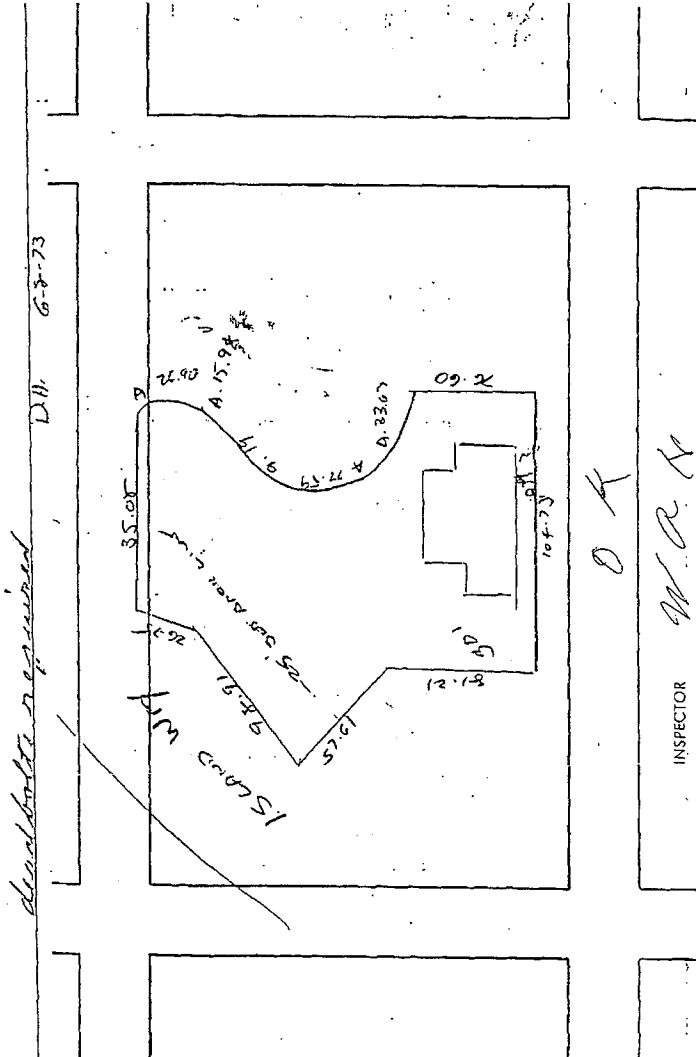
FIRE ZONE 3 USE DIST. A-15

8-23-74

OCCUPANCY: P/ Duplex w/ Sidings at 80' 2nd General		FRAMING	8-23-74	FINAL	ACC. BLDG.	PRINC. BLDG.	ROOF OVERHANG
FOUNDATION	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FR. SETBACK	FLOOR JOIST SIZE & O.C.	CEILING JOIST SIZE & O.C.	STUD SIZE & O.C.	MASONRY WALL	NCESSARY BLDG. CONN.	ROOM VENTILATION	PAVED PARKING
TOTAL & MIN. SIDE YD.	5	25'	60'	30			
SIDE STREET YARD							

OWNER: W.R. Czerwinski CONTRACTOR: Travis Howard

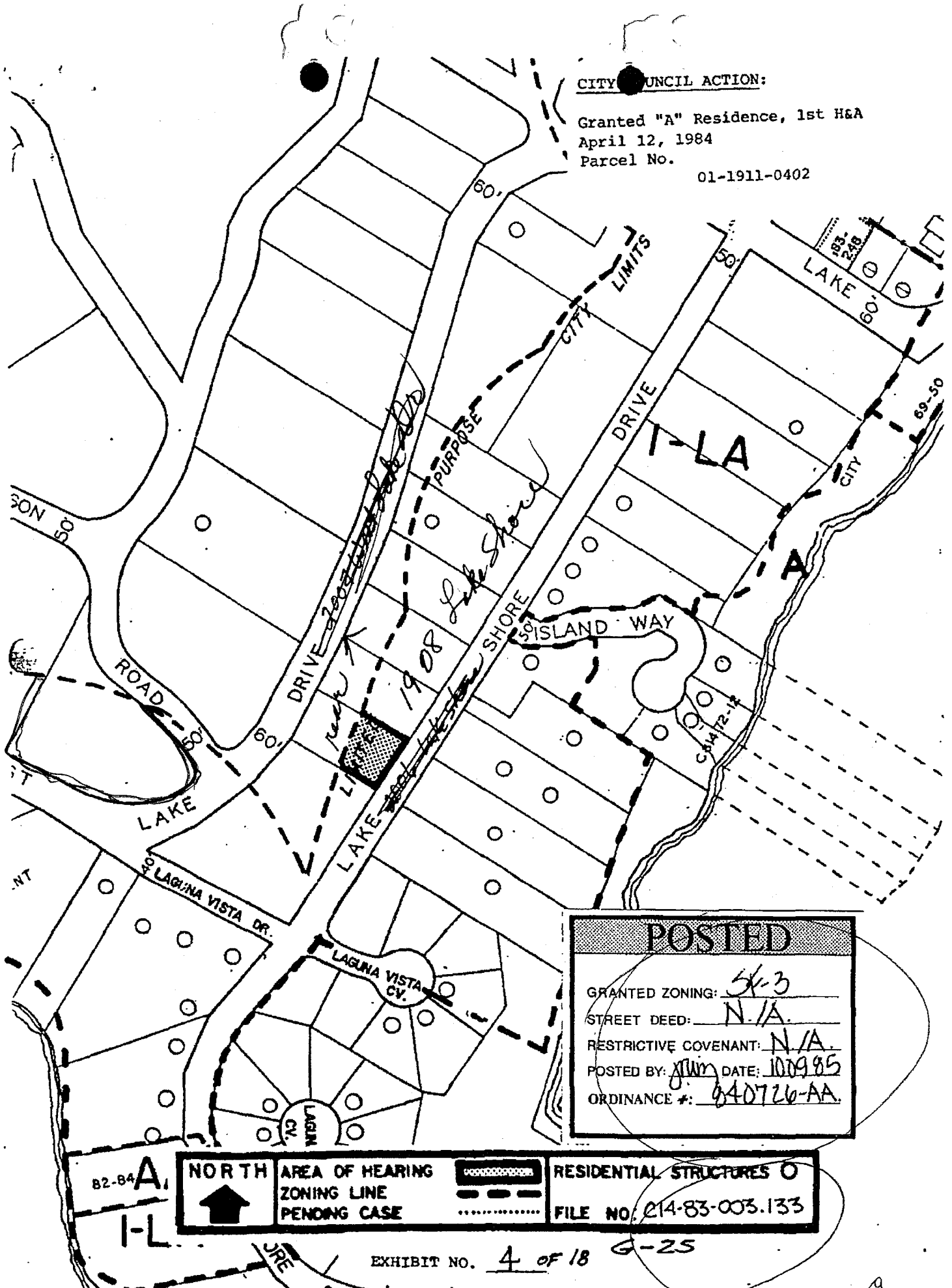
68.4' x 44' LOSS 5447 246147



CITY COUNCIL ACTION:

Granted "A" Residence, 1st H&A
April 12, 1984
Parcel No.

01-1911-0402



POSTED

GRANTED ZONING: SK-3
STREET DEED: N/A
RESTRICTIVE COVENANT: N/A
POSTED BY: JWM DATE: 10/9/85
ORDINANCE #: 840726-AA

82-84

A

NORTH



**AREA OF HEARING
ZONING LINE
PENDING CASE**



RESIDENTIAL STRUCTURES

FILE NO. 214-83-003.133

EXHIBIT NO. 4 OF 18 G-25

220459

DATE: 9/15/14	DRAWN BY: JH	DESIGNED BY: JH	REVIEWED BY:	PROJECT NO: 002001
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3801 ISLAND WAY
AUSTIN TEXAS
SLOPE MAP
(LA ZONING)

PERALES ENGINEERING, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-12013

NO.	DATE	REVISION



LEGEND

BOUNDARY / RIGHT OF WAY
EXISTING
PROPOSED
EXISTING CONTOUR
PROPOSED CONTOUR

Slope Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	15.00%	6,442 SF
2	15.00%	25.00%	2,475 SF
3	25.00%	35.00%	3,660 SF
4	35.00%	VERTICAL	6,897 SF
TOTAL			19,075 SF

Building Slope Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	15.00%	2,712 SF
2	15.00%	25.00%	0 SF
3	25.00%	35.00%	0 SF
4	35.00%	VERTICAL	0 SF

Pavement Slope Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	15.00%	2,597 SF
2	15.00%	25.00%	197 SF
3	25.00%	35.00%	0 SF
4	35.00%	VERTICAL	0 SF

Deck Slope Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	15.00%	663 SF
2	15.00%	25.00%	0 SF
3	25.00%	35.00%	0 SF
4	35.00%	VERTICAL	0 SF

